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BUILDING CODE OF AUSTRALIA STATEMENT

For

Macquarie Park Village – Stage 1 Development

At

110-114 Herring Road, Macquarie Park

Client:	**Stamford Property Services Pty Ltd**
File Ref:	**CF10606-MD120613**
Date:	**12 June 2013**

1.0 DESCRIPTION OF PROPOSAL

1.1 Description of development

The Stage 1 development comprises the erection of the 3 basement levels of common car park and the construction of four residential towers, namely, Adelaide Building (formerly Hunter Apartment), Darwin Building (formerly Young Apartment), Perth Building (formerly Woodward Apartment) and Brisbane Building (formerly Cutler Apartment) located to the western part of the site.

The remaining buildings, Hobart, Melbourne and Sydney Buildings will be constructed under Stage 2 development and will be assessed separately.

The podium will be open to the sky and leads to Herring Road. Vehicular access will be provided from Herring Road

1.2 Referenced Documents

- Architectural drawings numbered:

  DA2001E to DA2003E, DA2100E to DA2102E, DA2103F, DA2105F, DA2106C to DA2109C, DA2110F, DA2111D, DA2112C, DA2113D and DA2115D.

2.0 DESCRIPTION OF BUILDING UNDER BUILDING CODE OF AUSTRALIA (BCA)

2.1 Classification

The proposed residential development attracts the following BCA classifications:

It is noted that the Hobart. Melbourne, and Sydney Apartment Buildings do not form part of the Stage 1 DA submission and are not included in the following description.

Common parts of building	Use	Classification
Level B3 to B1	Carpark	7a

Adelaide Building	Use	Classification
Levels GL to L8	Apartments	Class 2
Level 9	Plant room	Class 2

Darwin Building	Use	Classification
Levels GL to L8	Apartments	Class 2
Level 9	Plant room	Class 2

Brisbane Building	Use	Classification
Level GL	Apartments & plant room	Class 2
Level 1	Apartments & plant room	Class 2
Levels 2 to 13	Apartments	Class 2
Level 15	Plant room	Class 2

Perth Building	Use	Classification
Level GL	Apartment Garbage Room	Class 2 Class 7b
Level 1	Apartments & plant room	Class 2
Levels 2 to 10	Apartments	Class2
Level 11	Plant room	Class 2

Note: There is no Level 4 or Level 14 designated in the above buildings.

2.2 Rise in Storeys

The rise in storeys calculated in accordance with clause C1.2 requires a Type A construction.

2.3 Effective Height

For the purposes of determining the required services and equipment, the effective height of the Stage 1 development exceeds 25m but less than 50m.

2.4 Type of Construction

In accordance with the provisions of C1.1 the building is required to be of Type A Construction.

3.0 BCA COMPLIANCE

The BCA statement relates to the proposed development as shown on the drawings referenced in Section 1.2 above.

The proposed residential development will be designed to comply generally with the Deemed-To-Satisfy (DTS) provisions of the Building Code of Australia (BCA) 2010. Where required, "Alternative Solutions" complying with the performance objectives and requirements in accordance with the BCA will be employed to address proposed deviations from DTS provisions.

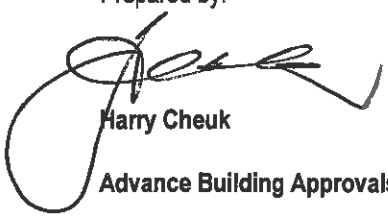
Where "Alternative Solutions" are employed, assessment and verification will generally be in accordance with the assessment methodology stipulated under Section A0.9 of the BCA or via "Fire Safety Engineering" analysis in accordance with the "International Fire Safety Engineering Guidelines".

It is anticipated that "Alternative Solutions" will be explored with regard to a number of issues, including, but not limited to the following items:

- Excessive travel distance in the car park. (Clauses D1.4 and D1.5 of BCA). Recommended engineered travel distances are 25/70/130.
- Travel distance from Unit DA102 of Darwin Building is approximately 7m to a point of choice in lieu of 6m. This is typical on L1 to L8 (Clause D1.4 of BCA).
- Travel distance from Unit BR1205 on L2 is 8m to a point of choice in lieu of 6m. This is typical from L2 to L13 (Clause D1.4 of BCA).
- Travel distance from Unit DAG07 on Ground Floor of Darwin Building is approximately 9m to a point of choice in lieu of 6m (Clause D1.4 of BCA).
- Minimum distance between exits on L2 to L13 of Brisbane Building is approximately 7.7m in lieu of 9m (Clause D1.5 of BCA).
- Adelaide and Darwin Buildings are not proposed to be provided with a hydrant ring main (Clause E1.3 of BCA).
- Adelaide and Darwin Buildings are not proposed to be provided with an automatic sprinkler system (Clause E1.5 of BCA).
- The fire control room is not located at the front entrance of the building. (Clause E1.8 of BCA)
- Some fire isolated stairs discharge into a covered area. The perimeter of the covered area appears to be less than 1/3 open which does not comply with D1.7(b)(iii) of the BCA. (Clause D1.7 of BCA)

It should be noted that as the design of the proposed building develops, there may be other areas that will utilise the "Alternative Solution" approach to comply with the BCA.

Prepared by:



Harry Cheuk

Advance Building Approvals Pty Ltd

12 June 2013