

29/01/2016

Neuroscience Research Australia  
C/- Winton Associates  
Suite 301, No 12 Mount Street  
NORTH SYDNEY NSW 2060

Dear Sir/Madam,

**Building Code of Australia 2015 (BCA) Capability Statement**  
**Property: Neuroscience Stage 2A Completion works - No 61 High Street, Randwick NSW 2031**

This proposed development includes the construction of internal fitout works to Level 3 and Level 2 to the existing research building under DA MP08\_0153 as part of the Section 75W Amendment being lodged to the Department of Planning.

The purpose of this submission is to advise that we have undertaken a preliminary assessment of the architectural drawings submitted with the Section 75W Application against the provisions of the Building Code of Australia as per the requirements of Clause 145 of the Environmental Planning & Assessment Regulation 2000.

**BCA Assessment:**

- Building Use: Office, Storage, Laboratory, Assembly Building
- Building Classification: Class 5, 7b, 8, 9b
- Type of Construction: Type A
- Rise in Storeys: Six (6)
- Effective Height: Less than 25m

Compliance with the BCA for these specific works will be able to be achieved by a combination of compliance with the deemed-to-satisfy (DTS) provisions and the documentation of alternative solutions in accordance with Clause A0.5 of the BCA, suitably prepared by an Accredited Fire Safety Engineer to achieve compliance with the performance provisions of the BCA.

The Fire Engineering elements deal with the following items:

- Extended travel distances to the level 3 seminar room

This fire engineering report has been reviewed, and we are comfortable that this addresses any deemed to satisfy non-compliance, and as the engaged Accredited Certifier will be able to approve this fire engineering as part of the Construction Certificate assessment process, should the Section 75W be approved.

Notwithstanding the above comments we note that specific detailed compliance with the Building Code of Australia is not a prescribed head of consideration under Section 79C of the Environmental Planning & Assessment Act 1979 and accordingly, we trust that the determination of the Section 75W application will not be subject to the assessment of any technical matters under the State's building regulations.

In this regard and pursuant to Clause 54 (4) of the Environmental Planning & Assessment Regulation 2000, we trust that the Department of Planning will not require any additional information in the determination of the development application for technical BCA matters as they will be assessed at the Construction Certificate stage.

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I wish to confirm that matters pertaining to compliance with the BCA will be suitably assessed by the appointed Certifying Authority prior to the issue of the Construction Certificate in accordance with Clause 98 of the Environmental Planning and Assessment Regulations 2000.

We trust this submission satisfies any concerns of the Consent Authority with compliance of the development with the relevant requirements and provisions of the BCA.

Should you require further assistance or clarification please do not hesitate to contact the undersigned at your convenience.

Yours sincerely



**Charles Slack-Smith**

Director

Grade A1 Accredited Certifier – BPB 0378