

21 January 2011

Department of Planning
GPO Box 39
SYDNEY NSW 2001

Dear Sir/Madam,

Building Code of Australia Capability Statement
Property: IKEA Tempe – Ateco Building Section 75W Amendment

This proposed development includes the construction of an IKEA Tempe bulky goods retail development, retail showroom, warehouse, loading dock, carpark and office accommodation. This amendment includes the fit out proposed for the Ateco building and external changes from the original consent.

The purpose of this submission is to advise that we have undertaken a preliminary assessment of the architectural drawings submitted with the Section 75W amendment to the original consent against the provisions of the Building Code of Australia 2009 (BCA) as per the requirements under Clause 145 of the Environmental Planning & Assessment Regulation 2000.

BCA Assessment:

- Ateco Building Use: Commercial Office
- Building Classification: Class 5
- Type of Construction: Type B
- Rise in Storeys: Three (3)
- Effective Height: Less than 25m (Approx 9.4m effective height)

Commentary on New Stair Arrangement

The existing building is provided with a stair that has issues in regards to BCA compliance if it is to be retained, the stair is not wide enough to serve as a required egress, the going and risers are non-compliant and has other associated BCA non-compliances that render this stair unable to be utilised for egress or access to the building.

As such if it were to be retained the building would have BCA non-compliance issues that would not be able to be addressed by fire engineering or by ergonomic assessment from relevant experts in those fields.

The proposed design and location of this new stair enables the Ateco building to be used as part of this development and as designed is able to achieve compliance with the Building Code of Australia.

BCA Assessment of Proposed Changes

Compliance with the BCA for these specific amended 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.

Notwithstanding the above comments we note that specific detailed compliance for the new works with the Building Code of Australia 2009 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 consent 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 will not require any additional information in the determination of the development application for technical BCA matters that will be assessed at the Construction Certificate stage.

I wish to confirm that matters pertaining to compliance with the Building Code of Australia (BCA) 2009 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 Building Code of Australia

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

Yours sincerely

A handwritten signature in black ink, appearing to read 'Charles Slack-Smith', with a stylized flourish at the end.

Charles Slack-Smith
Technical Director

BPB Accredited Certifier - Grade A1 (BPB 0378)