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BUILDING CODE OF AUSTRALIA STATEMENT

For
Macquarie Village

At
110-114 Herring Road, Macquarie Park

Client:	Stamford Property Services Pty Ltd
File Ref:	CF10606-MD310111
Date:	31 January 2011

BCA STATEMENT

Stamford Grand Residential Development, North Ryde

1.0 DESCRIPTION OF PROPOSAL

1.1 Description of development

The whole development will comprise a three below ground level car park with seven residential towers above the Podium. Some mixed use retail outlets will be located in the podium.

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

1.2 Referenced Documents

- Architectural drawings numbered:

DA0000(A), DA0100(A), DA2001(A), DA2002(A), DA2003(A), DA2100(A), DA2101(A), DA2102(A), DA2103(A), DA2105(A), DA2106(A), DA2107(A), DA2108(A), DA2109(A), DA2110(A), DA2111(A), DA2112(A), DA2113(A), DA2115(A), DA2116(A), DA2117(A), DA2118(A), DA2119(A), DA2120(A), DA2121(A), DA2122(A), DA2123(A), DA2125(A), DA3100(A), DA3101(A), DA3102(A), DA3110(A), DA3111(A), DA3112(A), DA3113(A), DA3600(A), DA3601(A), DA3602(A), DA3610(A), DA3611(A), DA3612(A), DA4100(A),

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 Martin, Darling, and Loftus 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

Hunter Apartment	Use	Classification
Levels GL to L8	Apartments	Class 2
Level 9	Plant room	Class 2

Young Apartment	Use	Classification
Levels GL to L8	Apartments	Class 2
Level 9	Plant room	Class 2

Woodward Apartment	Use	Classification
Levels GL to L19	Apartments	Class 2
Level 20	Plant room	Class 2

Cutler Apartment	Use	Classification
Levels GL to L11	Apartments	Class 2
Level 12	Plant room	Class 2

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 development exceeds 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.

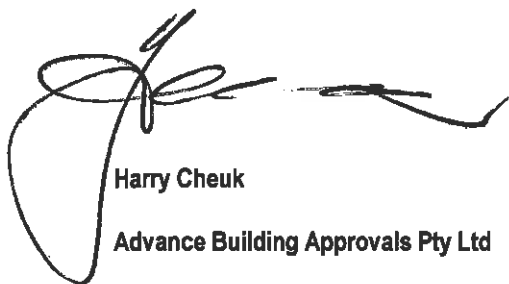
Where "Alternative Solutions" are employed, assessment and verification will generally be in accordance with the assessment methodology stipulated under Section A0.9 of the BCA or via "Fire Safety Engineering" analysis in accordance with the "International Fire Safety Engineering Guidelines".

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 distances in the car park. (D1.4 and D1.5)
- Single exit provided in Hunter, Young and Martin Apartments in lieu of two. (D1.2)
- Hunter, Young and Martin Apartments are not proposed to be provided with a hydrant ring main. (E1.3)
- Hunter, Young and Martin Apartments are not proposed to be provided with an automatic sprinkler system. (E1.5)
- A zone smoke control system is not provided in class 5, 6 or 9b parts of the building. (E2.2)
- The fire control room is not located at the front entrance of the building. (E1.8)

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

31 January 2011