

APPENDIX N

BCA CAPABILITY STATEMENT - MCKENZIE GROUP CONSULTING PTY LTD



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Mirvac
Level 26, 60 Margaret Street,
Sydney NSW 2000.

Attention: Dominic Hunt

Dear Dominic,

**Re: 505-523 George Street, Sydney
Mix-Use Retail/Commercial and Residential
BCA Capability Statement**

McKenzie Group Consulting has been appointed as the Building Code of Australia Consultant in relation to the proposed master plan development application. We have been involved with the review of the Concept Design.

Development Site:

The site is located in the Sydney CBD between George Street, Kent Street, Bathurst Street and Liverpool Street. The site has an Eastern frontage for George Street and a Western frontage to Kent Street. The site area is 4,308m².

Proposed Development:

The proposed development will consist of multi-storey mix-use retail/commercial and residential tower.

The lower levels will include retail areas, cinema, offices and childcare centre and community facilities. Residential apartment will be situated between level 4 to 74. There will be 7 levels of basement carparking.

Current Legislation

The applicable legislation governing the design of buildings is the Environmental Planning and Assessment Act 1979. This Act requires that all new building works must be designed to comply with the BCA.

The version of the BCA applicable to the development, is version that in place at the time of the application to the Certifying authority for the Construction Certificate.

BCA Assessment:

Summary of Construction Determination: -

Classification	2, 5, 6, 9b and 7a
Number of Storeys Contained	89
Rise In Storeys	82
Type of Construction	A
Effective Height (m)	Greater than 50m

Summary of the floor areas and relevant populations where applicable: -

Part of Building	BCA Classification
Basement Level 1 to 7	7a
Lower Ground to Level 3	2, 5, 6 & 9b
Residential (level 4 to 74)	2
Plant Room – Level 27, 48, 75	2

We have reviewed the concept design documentation against the provisions of the Building Code of Australia 2014. We have formed the opinion that, based on the below documentation, the project is capable of complying with the Building Code of Australia 2014.

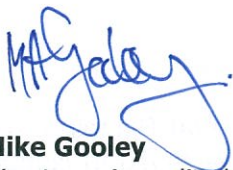
The design will be further developed to comply with the relevant BCA prescriptive (deemed-to-satisfy) provisions together with areas in which an alternative performance based solution will be developed in consultation with Fire and Rescue NSW.

Should you seek any further clarification, please do not hesitate to contact the undersigned.

Documentation reviewed:

- Area Schedule and Planning Proposal Plans prepared by Mirvac Design (SK011, SK3001, SK3021, SK3041, SK3071).

Yours faithfully



Mike Gooley
Director – Accredited Certifier (Grade 1).
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