

Metro Building Consultancy

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15 October 2015

Lend Lease
30 The Bond,
30 Hickson Road,
Millers Point NSW Australia 2000

Attention: Warwick Bowyer

**Lend Lease Circular Quay
BCA Compliance – Master Plan Concept**

Please find attached a statement addressing the Building Code of Australia compliance for the above project.

If you have any question please do not hesitate to contact this office.

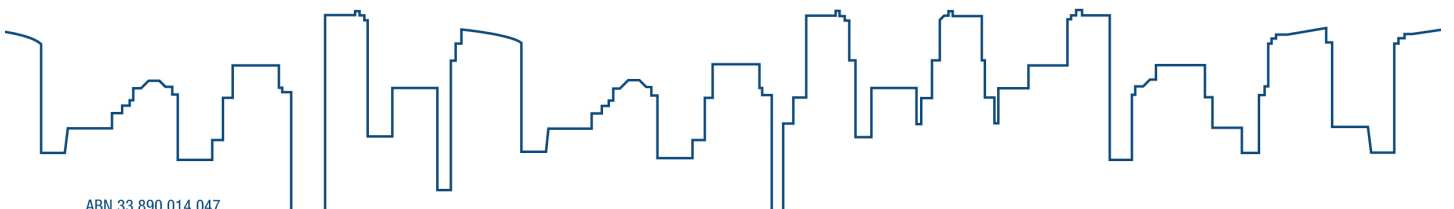
Regards



Sean Moore

Metro Building Consultancy

Building Professionals Board – A1 Accredited Certifier – Building Surveying Grade 1 – No.0764



Introduction

Metro Building Consultancy have been engaged by Lend Lease Development P/L to prepare a Building Code of Australia assessment for their proposed Lend Lease Circular Quay (LLCQ) development. Lend Lease Development Pty Limited (Lend Lease) is the proponent and the site is located at 174- 182 George Street and 33-35 Pitt Street.

Land

The land to which the Planning Proposal Relates and the land parcels that are covered by the Planning Proposal are identified in the table below and are also shown in the diagram in Appendix A.

Informal title	Address	Lot and DP	Ownership
The Pitt Street property	33-35 Pitt Street	Lot 7 DP 629694	Lend Lease (Circular Quay) P/L
The George Street Property	182 George Street	Lot 182 DP 606865	Lend Lease (Circular Quay) P/L
Jacksons on George	174-176A George Street	Lot 181 DP 606865	Lend Lease Development P/L
Mirvac Triangle	Part of 200 George Street development site	Lot 1 in DP 69466 and Lot 4 in DP 57434 The part of the above Lots to which the PP relates is referred to as Lot 2 in the draft plan of subdivision Nov 13, 2012 (Issue 7) contained in the executed VPA between the City of Sydney and Mirvac	Mirvac owns the land. Mirvac will transfer the new Lot 2 to the City of Sydney who will then transfer to LL in return for an equivalent area of completed public realm
Crane Lane including walkway (aerial bridge)	Crane Lane extending east from George St, then north to Rugby Place	Lot 1 and 2 in DP 880891. Lot 1 is in stratum above Lot 2.	City of Sydney
Rugby Club (Optional Site)	Rugby Place	Lot 180 DP 606866	Wanda One Sydney P/L

Scheme

The proposed LLCQ Scheme encompasses:

- Demolition of existing commercial office buildings at 182 George Street and 33-35 Pitt Street (and possibly Rugby Club), including the removal and disposal of hazardous materials (where relevant)
- The retention, modification and adaptive reuse of Jacksons on George
- Site preparatory works including (where relevant):
 - The erection of hoardings and overhead protection structures
 - Remediation of contamination
 - Undertaking of archaeological investigation and protection works
 - Augmentation and diversion of existing infrastructure services.

- The erection of a multi-storey commercial office tower up to 248m in height, up to 70,000m² of gross floor area, and approximately three basement levels.
- Delivery of new public realm consisting of a public plaza on George Street and new interconnecting laneway extensions between Underwood Street and Rugby Place.
- The construction of shared laneway and plaza retail for the purpose of activating the new public realm.
- Internal traffic amendments to Rugby Place.

BCA Compliance

The proposed buildings and modifications to the existing buildings are required to comply with the following regulations and codes:

- Environmental Planning and Assessment Act
- Environmental Planning and Assessment Regulation
- Building Code of Australia in force at the time the application for the construction certificates are made
- Disability (Access to Premises – Buildings) Standard 2010

The proposed works shown in the Built Form Strategies prepared by Hassell Architects shows that the proposed new commercial tower will exceed an effective height of 50m and will be required to be comply with the Type A Construction requirements of the Building Code of Australia.

The proposed partial refurbishment of Jacksons on George will also be required to comply with the Type A Construction requirements of the Building Code of Australia and the Disability (Access to Premises – Buildings) Standard 2010.

BCA Assessment

The documents included within the Lend Lease Circular Quay Planning Proposal that were reviewed by Metro Building Consultancy show conceptual plans for the new tower indicating heights and setbacks from the boundary. Nothing within these documents indicate that the buildings will not be capable of achieving compliance with the Building Code of Australia.

Conclusion

The developed concept plans for the scheme will have to be reviewed in detail for compliance with the Deemed to Satisfy and or Performance Requirements of the Building Code of Australia. Where required the plans may have to be referred to Fire & Rescue NSW for approval under section 144 of the Environmental Planning and Assessment Regulations prior to the issue of any Construction Certificate. As previously stated there are currently no apparent issues that would prevent the scheme from complying with the Building Code of Australia.

Documents

Metro Building Consultancy has reviewed the following Planning Proposal Scheme documents:
LLCQ_04_Public Domain Strategies_131206_LR
LLCQ_05_Built_Form_Strategies_131206_LR
LLCQ_06_Planning_Provisions_131206

Appendix A

