



Job No. 2015/1094

Tuesday, August 20, 2019

AMP Capital
33 Alfred St,
Sydney NSW 2000

Email: Pam McGhee

**RE: BCA Assessment for DA Submission
Marrickville Metro – MOD 8 Submission**

Introduction

This report presents the findings of a preliminary assessment of the proposed modifications against the Deemed-to-Satisfy (DtS) provisions of Building Code of Australia (BCA) 2016 (Amendment 1).

It has been prepared by building regulations consultants and certifiers Steve Watson and Partners for AMP Capital Shopping Centres.

Purpose

The assessment is undertaken for the purpose of, and to the extent necessary for, submission with the Development Application to Council under Part 4 of the Environmental Planning and Assessment Act.

Scope

The scope of this assessment is limited to the design documentation referenced in Appendix A of this report.

Matters proposed to comply via performance solutions

- Type of construction
- Requirements for open spaces and vehicular access
- Separation by fire walls
- Exit travel distances
- Distance between alternative exits
- Travel via fire-isolated exits
- Hydrant booster location
- Smoke Hazard Management Requirements.
- Exit Sign heights
- Atrium provisions

DtS Assessment

With the exception of the matters proposed to comply on a performance basis we can confirm that the remainder of the proposed works are capable of complying with the deemed to satisfy provisions of the BCA.



Conclusion

The development adequately satisfies the intent of being able to comply with the requirements of the BCA for the purpose of DA submission.

We confirm the design as shown on the drawings referenced in Appendix A is capable of achieving compliance with the BCA subject to further detail at the design development stage. The design will be subject to a Construction Certificate to ensure all aspects of the design will comply with BCA requirements including any performance-based determinations.

Appendix A – Referenced Documentation

The following documentation was used in the preparation of this report:

Drawing No.	Title	Issue	Date	Drawn By
EA000	Drawing List Title Sheet	B	01.04.19	Hames Sharley
EA011	Overall Elevations – Sheet 2	C	17.07.19	Hames Sharley
EA106	General Arrangements Proposed Ground Floor Plans	C	01.04.19	Hames Sharley
EA107	General Arrangements Proposed Level 1 Floor Plan	C	01.04.19	Hames Sharley
EA119	Proposed Public Domain Plan	C	17.07.19	Hames Sharley

If you have any queries please do not hesitate to contact me.

Kind regards,

Luke Denny
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Steve Watson and Partners Pty Ltd