

Job No. 2020/1737

Thursday 25<sup>th</sup> March 2021

Scentre Group  
85 Castlereagh Street  
Sydney NSW 2000

Attention: Edward Ottery

**RE: BCA Assessment (Planning approval stage)  
Westfield Penrith**

### 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) 2019 (Amendment 1).

It has been prepared by building regulations consultants and certifiers Steve Watson and Partners for Scentre Group.

### Purpose

To assess compliance with the BCA prior to the lodgement of the Development Application.

### 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
- Horizontal exits

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

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	Drawn By
01.0001	COVER PAGE	1	Scentre Group
01.0002	SITE CONTEXT/ ANALYSIS	1	Scentre Group
01.0003	SURVEY PLAN	1	Scentre Group
01.0004	SITE PLAN	1	Scentre Group
01.0551	EXISTING & DEMO PLAN - BASEMENT	1	Scentre Group
01.0552	EXISTING & DEMO PLAN - L1	1	Scentre Group
01.0553	EXISTING & DEMO PLAN - L1M	1	Scentre Group
01.0554	EXISTING & DEMO PLAN - L2	1	Scentre Group
01.0555	EXISTING & DEMO PLAN - L2M	1	Scentre Group
01.0556	EXISTING & DEMO PLAN - L3	1	Scentre Group
01.0557	EXISTING & DEMO PLAN - ROOF (L4)	1	Scentre Group
01.0851	PROPOSED PLAN - BASEMENT	1	Scentre Group
01.0852	PROPOSED PLAN - L1	1	Scentre Group
01.0853	PROPOSED PLAN - L1M	1	Scentre Group
01.0854	PROPOSED PLAN - L2	1	Scentre Group
01.0855	PROPOSED PLAN - L2M	1	Scentre Group
01.0856	PROPOSED PLAN - L3	1	Scentre Group
01.0857	PROPOSED PLAN - ROOF (L4)	1	Scentre Group
01.1000	FACADE CORNER DETAIL PLANS	1	Scentre Group
01.2001	NORTH ELEVATION - JANE ST	1	Scentre Group
01.2002	EAST ELEVATION - RILEY ST	1	Scentre Group
01.2501	PROPOSED SECTIONS - VERTICAL TRANSPORT	1	Scentre Group
01.2502	PROPOSED SECTIONS - FACADE CORNER RILEY & JANE STREET	1	Scentre Group
01.2600	FACADE CORNER DETAIL SECTIONS	1	Scentre Group
01.2700	SIGNAGE STRATEGY	1	Scentre Group
01.2900	NOTIFICATION PLAN	1	Scentre Group
01.3001	PROPOSED MATERIALITY	1	Scentre Group
01.3002	PERSPECTIVE VIEW 01	1	Scentre Group
01.3003	PERSPECTIVE VIEW 02	1	Scentre Group



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

Kind regards,

Luke Denny  
Senior Associate  
Steve Watson and Partners Pty Ltd