



Job No. 2018/0898

Tuesday, October 22, 2019

Scentre Design and Construction Pty Limited
100 Market Street
Sydney NSW 2000

Email: EOttery@Scentregroup.com

Attention: Edward Ottery

RE: **Penrith Mondo - 569 High Street (Penrith Westfield) Penrith**
BCA Assessment for DA 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) 2019.

It has been prepared by building regulations consultants and certifiers Steve Watson and Partners for Scentre Design and Construction Pty Limited.

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.

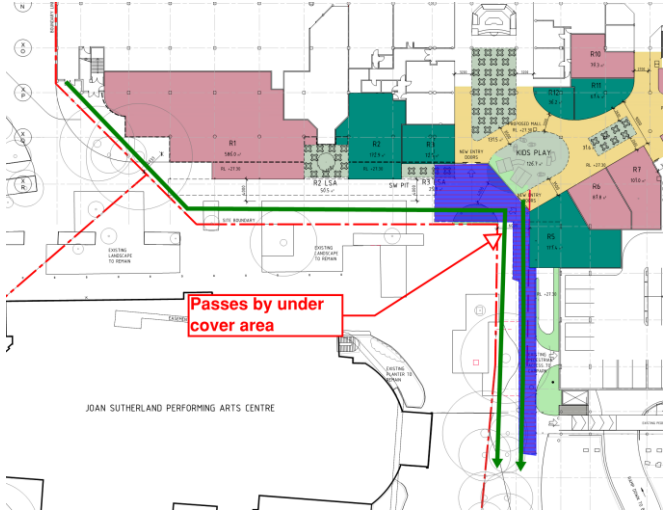
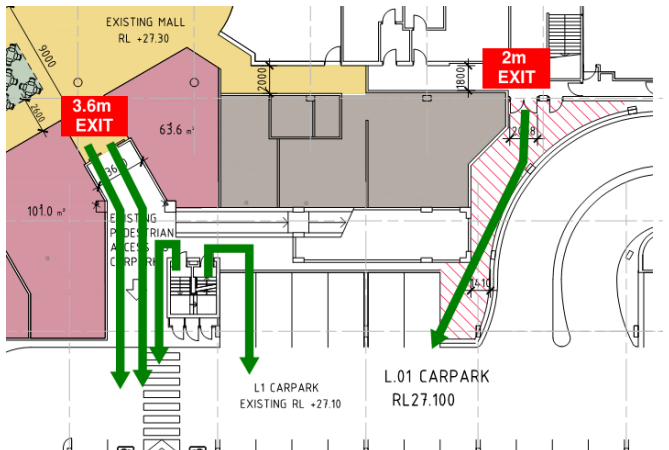
Scope

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

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.

Matters proposed to comply via performance solutions

BCA Clause	Description	Issue	Performance Requirements
D1.7 & D1.10	Discharge from exits & Travel Via Fire Isolated Exits	<p>The path of travel to the public road from the Fire Isolated and non-fire isolated exits has a portion that is under cover</p> 	DP4
D1.7 & 1.10	Discharge from exits & Travel Via Fire Isolated Exits	<p>The exits nominated below will now be required to discharge through the adjacent carpark.</p> 	DP4 & EP2.2
E2.2	General Requirements	Smoke exhaust make up air will be effected by the new mall entry.	EP2.2



EXIT WIDTH ASSESSMENT

Level	Use	Class	Approx GFA (m ²)	Population Density @ (m ² /person)	Population	Aggregate Exit Width required	Existing Exit width provided	Proposed Exit width after development	Status
Retail 1	Speciality retail, Mall and Kiosk	6	17,300	7.5	2307	20m	48m	35.2m (14.8m reduction)	Complies*
	Woolworths	6	3,578	7.5	477	4.5m	9m	5m (4m reduction)	Complies
	Aldi	6	1,613	7.5	215	2.5m	6m	No change	Complies
	MYER	6	6,789	7.5	905	8m	11m	No change	Complies
	Target	6	6,689	7.5	892	8m	12m	No change	Complies

* Path of travel to the road from the discharge point will need a performance solution.

ISSUES REQUIRING AMENDMENT TO PLANS AND/OR UPGRADE AS A RESULT OF THE PROPOSED WORKS

- SSISEP (AKA EWIS) An emergency warning and intercommunication system complying where applicable with AS 1670.4 and AS 4428.4 must be installed throughout the modified area.
 - The sprinkler system serving the new works is required to comply with AS 2118.1-1999
 - The carpark is proposed to remain open deck. Detailed plans and elevations demonstrating compliance to be submitted with the CC application.
 - The retail extension that abuts the car park must be fire separated with a 3 hours fire wall.
 - The steel structure supporting new awnings must achieve a 2 hour FRL.
 - The hydrant system is required to achieve the requirements of BCA 2015 and AS 2419-2005.
- Items that may not comply include:
- Pressure and flows
 - Storz couplings
 - Booster location
 - On site storage
 - Pump set configuration
 - Ring main and isolation valves
 - Location of pressure gauges

NO REDUCTION IN THE EXISTING LEVEL OF SAFETY

- The existing fire stair serving Big W has a discharge path that passes within 6m of the existing building. We note that this remains unchanged in the proposed development.
- The existing building has unprotected glass openings within 3m of the allotment boundary.



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
SK01.04	Proposed Plan L1 (Ground)	-	28.02.2019	Scentre Group
SK01.05	Proposed Plan L2	-	28.02.2019	Scentre Group
SK01.06	Proposed Plan L3	-	13.09.2019	Scentre Group

If you have any queries please do not hesitate to contact me on (02) 9283 6555.

Kind regards,

Gary Rafferty
Senior Building Regulations Consultant
Steve Watson and Partners Pty Ltd