

11 July 2022

Re: 20-214717\_Sirius\_CapStat\_R01

**Dedico Development Services**

Suite 2, Level 20  
100 William Street  
East Sydney NSW 2011

Attention: John Green

**Re: BCA 2019 Amendment 1 – BCA Assessment**  
**Project: Proposed Mixed-use Residential Development**  
**Address: 2-60 Cumberland Street, The Rocks NSW 2011**

I refer to the above project and to the impending lodgement of a Modification Application for the proposed Residential Development located at 2-60 Cumberland Street, The Rocks NSW. The building is a mixed-use development containing Class 2 residential accommodation, Class 6 retail and Class 7a carpark building.

In our role as the Building Certifier, we have undertaken our initial BCA assessment and have reviewed the plans referenced below that will form part of the DA modification application. Philip Chun BC NSW Pty Ltd has provided BCA assessment comments regarding compliance to the design team, hence, we can confirm that we believe the works proposed will be capable of achieving compliance with the Building Code of Australia 2019 Amendment 1. This is subject to normal design development and assessment required at the next stage of documentation which occurs in the time between the Development Application and the issue of the relevant Construction Certificate/s.

This statement is not to be construed as specialist advice as referenced in Clause 9(d) of the Design and Building Practitioners Regulation 2021 and as such is not to be referenced in any Compliance Declarations made under the Design and Building Practitioners Legislation.

The drawings assessed are those prepared BVN:

Discipline	Drawing No.	Dated
Architectural	AR-A-00-06(2), AR-DA-A-00-07(11), AR-DA-B-10-01(33), AR-DA-B-10-02(30), AR-DA-B-10-03(23), AR-DA-B-10-04(21), AR-DA-B-10-05(16), AR-DA-B-10-06(15), AR-DA-B-10-07(15), AR-DA-B-10-08(15), AR-DA-B-10-09(15), AR-DA-B-10-10(15), AR-DA-B-10-11(14), AR-DA-B-10-12(14), AR-DA-B-10-13(15), AR-DA-B-10-14(10), AR-DA-B-10-15(7), AR-DA-B-11-61(6), AR-DA-B-11-62(7), AR-DA-C-10-00(12), AR-DA-C-10-01(11), AR-DA-C-10-02(9), AR-DA-C-10-03(9), AR-DA-C-10-04(5), AR-DA-C-11-01(3), AR-DA-C-11-02(3), AR-DA-D-10-01(9), AR-DA-D-10-02(5)	Various

If you have any queries in regards to the above, please do not hesitate to contact the undersigned.  
Regards,



Robert Marinelli  
**PHILIP CHUN BUILDING CODE CONSULTING**

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