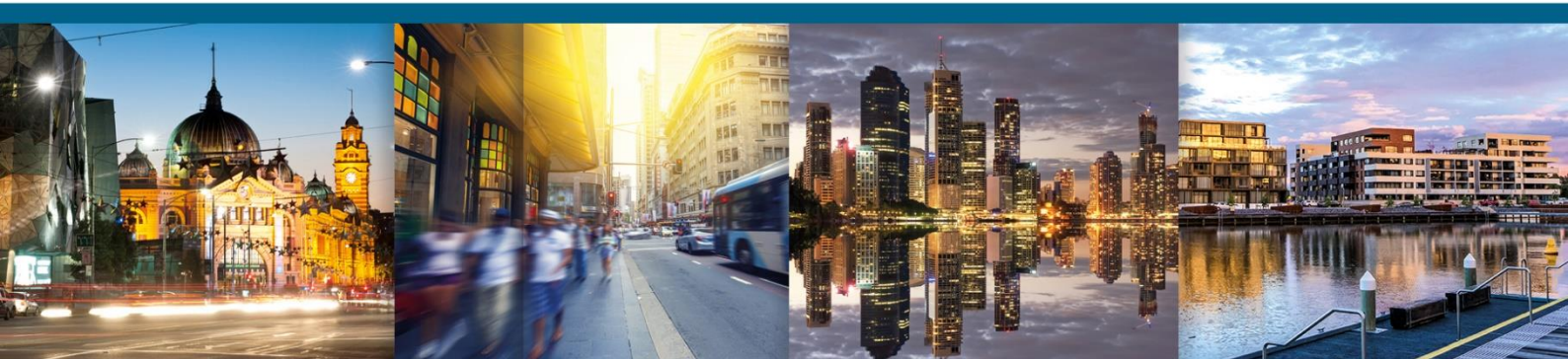




6HA SSSA MOD 4

2 – 6 Hassall Street Parramatta

Preliminary BCA Statement



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Report Revision History

Revision History	
Revision Number:	1.0
Revision Details:	Issued to Solutions Consulting
Date:	Wednesday, 30 September 2020
Author & Verifier:	Jason Krzus



Introduction

This statement presents the findings of a preliminary assessment of the proposed new **6HA SSSA MOD 4** alterations works of the 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 Charter Hall.

Purpose

The purpose of this statement is to identify BCA compliance capability in the audited documentation prior to the lodgement and approval of an application for a Construction Certificate under Part 6 of the EP&A Act.

Scope

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

Certification Work

This report is provided as part of SWP's contracted scope for this project, which is "Certification Work", as defined in the Building and Development Certifiers Regulation 2020. Due to the strict requirements and limits in terms of conflicts of interest imposed under that regulation, SWP cannot undertake any services other than Certification Services on this project.

Hence, the contents of this report, and any associated correspondence, are provided in the context of a preliminary certification assessment of plans, and is intended to identify any BCA or regulatory issues required to be addressed in the design. It may not be construed to constitute involvement in building design, the preparation of plans and specifications, the provision of advice on how to amend a plan or specification to ensure that the aspect will comply with legislative or code requirements, or to breach any other restriction or limitation imposed under the conflict of interest provisions of that or any other legislation.

Description of Proposed Development

The proposed works subject to MOD 4 involve the following changes:

- Amendments to the layout of the retail, amenities and end of trip uses components at the Ground Floor;
- Addition of a trafficable retail rooftop at Level 1, including paving, landscaping and new lift and stair access;
- Minor consequential amendments to the public domain and landscape design at Ground Floor
- Refinements to the design of the main building entries/doorways;
- Removal of 1 car parking space within the Basement to accommodate required mechanical plant and other minor basement back-of-house adjustments; and



- Minor design development adjustments to the amphitheatre stairs at the Basement and Ground Floor levels.

Summary of Construction Determination

BCA Classification	Class 5, 6, 7a, 7b & 9b (no change)
Number of storeys	22 (existing) 23 (with retail roof activation)
Rise in storeys	19 (existing) 20 (with retail roof activation)
Type of construction required	A (no change)
Effective Height	64.17m (no change)

BCA Statement

We confirm the design as shown on the drawings referenced below are capable of achieving compliance with the BCA.

Responsibility for compliance with the BCA will be undertaken by the certifying authority as part of Construction Certificate as required by Clause 145 of the Environmental Planning and Assessment Regulation.



Appendix A – Referenced Documentation

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

Drawing No.	Title	Issue	Date	Drawn By
10.00	Basement	N	27.08.20	Tzannes + BlightRayner
10.01	Ground Level	M	27.08.20	Tzannes + BlightRayner
10.02	Level 01	M	27.08.20	Tzannes + BlightRayner
18.00	GFA Diagrams – Midrise	M	27.08.20	Tzannes + BlightRayner
18.03	GFA Diagrams – Retail	A	27.08.20	Tzannes + BlightRayner
20.00	Section A	A	27.08.20	Tzannes + BlightRayner
20.01	Section B	N	27.08.20	Tzannes + BlightRayner
20.10	Podium Section A	M	27.08.20	Tzannes + BlightRayner
20.11	Podium Section B	M	27.08.20	Tzannes + BlightRayner
20.20	Potential Future Through Site Link	A	27.08.20	Tzannes + BlightRayner
30.00	North Elevation	N	27.08.20	Tzannes + BlightRayner
30.02	South Elevation	O	27.08.20	Tzannes + BlightRayner