

29/10/2021

The General Manager
Campbelltown City Council
PO Box 57,
Campbelltown NSW 2560

Dear Sir/Madam,

Building Code of Australia 2019 Amendment 1 (BCA) Capability Statement
Property: WSU - Macarthur Medical Research Centre, Campbelltown NSW 2560

This proposed development subject to this review, involves the construction of BCA Consultancy Services.

The purpose of this submission is to advise that we have undertaken a preliminary assessment of the architectural drawings submitted with the State Significant Development Application against the provisions of the **National Construction Code 2019 Amendment 1, Volume 1, Building Code of Australia, BCA Class 2 to 9 Buildings (BCA)**.

BCA 2019 Amendment 1 Details:

Building Use:	Office and Laboratory
Building Classification:	Class 5 & 8
Type of Construction:	A
Rise in Storeys:	5 (five)
BCA Defined Effective Height:	Approx. 17 m

Compliance with the BCA for these specific is capable of being achieved by a combination of compliance with the deemed-to-satisfy (DTS) provisions and the provision/documentation of performance solutions in accordance with Clause A5.2 of the BCA by a suitably qualified consultant/s to achieve compliance with the performance provisions of the BCA, the provision and assessment of these reports/documents will occur at the Crown Certificate stage.

Further consideration and review with respect to compliance with the Disabled Access, and Section J Energy Efficiency provisions has been undertaken by suitably qualified consultants which will form part of the Crown Certificate Documentation.

Notwithstanding the above comments we note that specific detailed compliance with the Building Code of Australia is not a prescribed head of consideration under Section 4.15 of the Environmental Planning & Assessment Act 1979 and accordingly, we trust that the determination of the development application will not be subject to the assessment of any technical matters under the State's building regulations.

We trust that the Consent Authority will not require any additional information in the determination of the development application for technical BCA matters that will be assessed at the Crown Certificate stage.

DESIGN DOCUMENTATION

The following architectural documentation was reviewed as part of this assessment;

Description	Drawing No.	Issue	Date
General Arrangement Plan - Level Lower Ground 02	AR-BVN-AR-11B B1-000	02	01/10/2021
General Arrangement Plan - Level Lower Ground 01	AR-BVN-AR-11B B02-000	02	01/10/2021
General Arrangement Plan - Level 00	AR-BVN-AR-11B L00-000	02	01/10/2021
General Arrangement Plan - Level 01	AR-BVN-AR-11B L01-000	02	01/10/2021
General Arrangement Plan - Level 02	AR-BVN-AR-11B L02-000	02	01/10/2021
General Arrangement Plan – Level Roof	AR-BVN-AR-11B L03-000	02	01/10/2021
Sections	AR-BVN-AR-D10 AA-01	02	01/10/2021
Area Plan – GFA	AR-BVN-AR-19U A00-002	01	01/10/2021
Area Plan – Departmental	AR-BVN-AR-19U A00-003	02	01/10/2021

I wish to confirm that matters pertaining to compliance with the BCA for the new works will be suitably assessed by the Certifying Authority prior to the issue of the Crown Certificate in accordance with Clause 98 of the Environmental Planning and Assessment Regulations 2000.

This document is provided as part of Group DLA's contracted scope for this project, which is "Certification Work", as defined in the Building and Development Certifiers Regulation 2020. The contents of this document are provided in the context of a preliminary certification assessment of plans, and 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.

We trust this submission satisfies any concerns of the Consent Authority with compliance of the development with the relevant requirements and provisions of the BCA.

Should you require further assistance or clarification please do not hesitate to contact the undersigned at your convenience.

Yours sincerely



Charles Slack-Smith
Building Surveyor
NSW Fair Trading BDC0378