

20.04.2026

Department of Planning, Housing and Infrastructure
Att: Minister of Planning
4 Parramatta Square, 12 Darcy Street
Parramatta NSW 2150

Dear Minister Scully,

Accessibility Capability Statement for SSDA - Revision B

Project: Campbelltown Arts Centre Expansion - 1 Art Gallery Road, Campbelltown NSW 2560

Project Number: GDL250336.1

This Accessibility Capability Statement prepared by Group DLA on behalf of Campbelltown City Council is submitted to the Department of Planning, Housing and Infrastructure (DPHI) in support of a State Significant Development Application (SSDA) for the expansion of the existing Campbelltown Arts Centre (CAC) on land at 1 Art Gallery Road, Campbelltown (the site).

The purpose of this submission is to advise that Group DLA Access has undertaken a preliminary accessibility assessment of the design documentation, as listed in Appendix A, for the above project. The assessment has been undertaken against the relevant access provisions of the Federal Disability (Access to Premises – Buildings) Standards 2010, the Building Code of Australia (BCA) 2022 Amendment 2 and the referenced accessibility design standards, to the extent necessary for submission of a State-Significant Development Application under the requirements of the Environmental Planning and Assessment Act 1979 (NSW).

Proposed Development

The SSDA seeks approval for:

- Demolition of parts of the existing buildings and structures on site.
- Expansion and redesign of the existing CAC, including the following elements:
 - Reorientation of the building towards Queen Street in the north to create a more substantial, welcoming and visible connection to the City Centre.
 - Addition of a new 350 seat theatre with back of house facilities.
 - Providing rehearsal spaces, creative and educational workshop areas, and community facilities.
 - Provision of ancillary artists' residences.
 - Provision of commercial spaces including a café/restaurant, retail, and conference facilities.
 - Provision of expanded gallery spaces for the exhibition of artists' collections and dedicated storage for loaned artworks and collections.
- Landscaping works including provision of feature planting and paving.
- Expansion and reconfiguration of at grade car parking.
- Extension and augmentation of services and infrastructure as required.

For a further detailed project description, please refer to the Environmental Impact Statement prepared by Colliers Urban Planning, the Architectural Drawings prepared by fjcstudio, and the other accompanying technical documents that form part of the State Significant Development Application.

The Site

The site is located at 1 Art Gallery Road, Campbelltown and is legally identified as Lot 500 DP777387, Lot B DP157318, Lot 1 DP1038779, Lot 2 DP259807 and Lot 3 DP259807. It is situated within the Campbelltown local government area (LGA) immediately southwest of the Campbelltown City Centre and railway station. The existing development on site consists of the current Campbelltown Arts Centre, characterised by a double storey built form with open space and an at-grade carpark.

The site is bounded by Art Gallery Road to the west, Narellan Road to the south, Oxley Street to the east and Camden Road to the north. The northern part of the site is separated from the southern portion by Art Gallery Road. The site comprises a total site area of approximately 18,877m².



Figure 1 – Site Aerial

The following statement relates to the proposed new works for the Campbelltown Arts Centre Expansion project (subject works), the site of which is located at 1 Art Gallery Road Campbelltown NSW 2560.

BCA Building Characteristics

The table below sets out the building classifications under BCA 2022 Amendment 2 of the corresponding elements of the new works:

Building (or part)	Usage – description	Building classification(s)
Artist residencies - 2 Bed and Studio	Guest house	Class 1b
Main Gallery - Office, Admin and the like	Office	Class 5
Main Gallery - Cafe	Cafe	Class 6
External - Carpark	Carpark	Class 7a
Main Gallery - Storage	Storage	Class 7b
Main Gallery - Theatre	Assembly	Class 9b

Table 1 – Building Classes

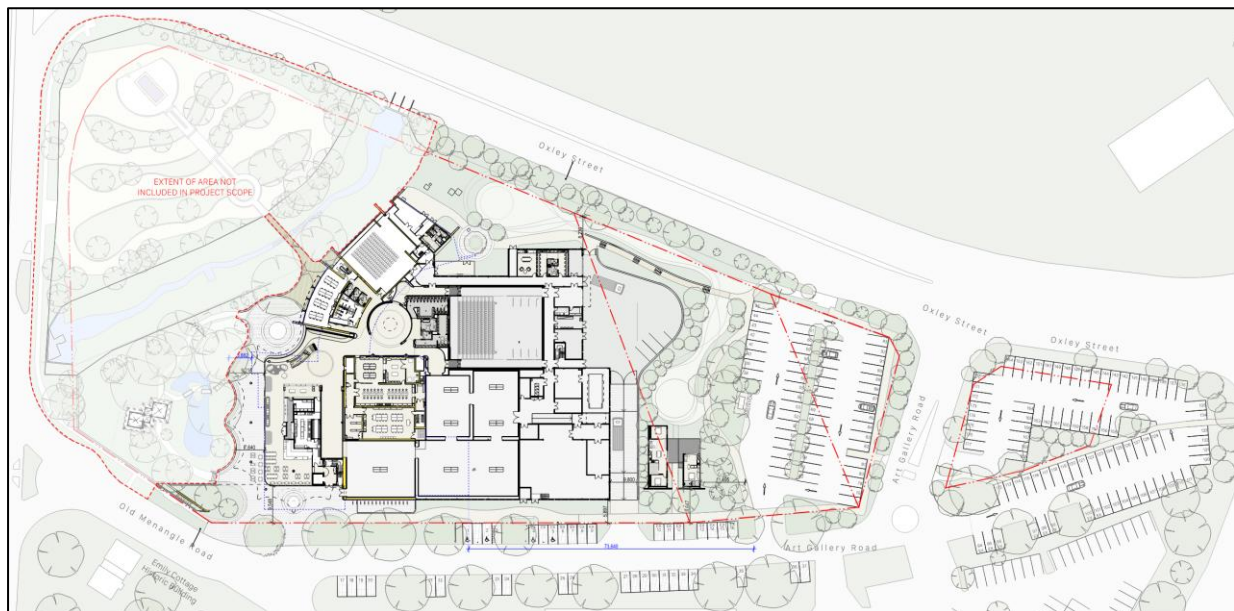


Figure 2 – Proposed Development

Following our review and assessment:

1.1 Affected Part Provisions

The new works are to occur in part within an existing building. This will mean that any expected building approval for the new works will trigger the application of the 'Affected Part' provisions of the Federal Disability (Access to Premises – Buildings) Standards 2010.

The 'Affected Part' of a building is defined as the principal pedestrian entrance of the existing building and the required continuous accessible path of travel from this building entrance to the new works area. The Affected Part is required to comply with AS1428.1. The Affected Part has been included in the preliminary accessibility assessment. All outstanding issues recorded in the latest Access Design Report, Rev C, date 11/03/2026 to be addressed as the design progresses.

1.2 Performance Solution(s) required

The preliminary assessment of the design has identified that Performance Solution(s) could be feasible for the purposes of compliance with the BCA with respect to each of the following items:

- Potential Performance Solution for Existing Stair 6 (pending concurrence from all relevant stakeholders such as Fire Engineering, BCA and Project Certifier) to add a compliant handrail on the inside of the stair, reducing the stair width to 900mm (BCA Part D4D4, AS1428.1 Cl. 8.2b & 26B).
- Potential Performance Solution for Stack doors to contain a door handle offset 395mm from leading edge of door in lieu of on the latch-side to achieve equivalent door circulation space for a slide side approach to manually operate door (BCA Part D4D4, AS1428.1 Cl.10.3.3.1 & Figure 32a).
- Potential Performance Solution for Changing Places signage, in lieu of a DTS accessible adult change facility sign in accordance with the NCC being provided (BCA Part D4D7, Specification 15)
- Potential Performance Solution for the lack of female and male ambulant toilets located in same bank as accessible 'AEOT' toilet on Ground Floor, seeking to justify the addition of a drop down grabrail in the AEOT, signage inside the room to identify how the grabrail is to be used, signage outside the room to identify the facility as a unisex ambulant & accessible toilet and shower, and commitment from the Client/Operator to develop and implement an operational management plan to ensure staff/performers with disability are informed of the location of alternative ambulant toilets i.e. Ground Floor Dressing Room ambulant cubicles

It would be plausible for the above Performance Solution(s) to be further developed in conjunction with the appropriate project stakeholders as part of the detailed design phase prior to Construction Certificate Stage.

1.3 Access review

A substantive review of the accessibility provisions within the design of the new works was conducted by Group DLA Access in the separate Access Report, Revision D, date 10/04/2026. The present statement is to be read in conjunction with that report, including additional comments included in Appendix B.

Upon review of the supplied documentation, it is the opinion of Group DLA Access that, with ongoing design development and detailing in accordance with the supplied advice of Group DLA Access, the design of the proposed new works including the applicable Affected Part will be capable of compliance with the relevant design requirements for the provision of access for people with a disability. All outstanding issues recorded in the latest Access Design Report, Rev D, date 10/04/2026 and additional comments included in Appendix B, to be addressed as the design progresses.

This will be achieved through a combination of compliance with the Deemed-to-Satisfy (DtS) Provisions of BCA 2022 Amendment 2 and Performance Solutions that will be developed, as required, in conjunction with the appropriate project stakeholders.

Should you require further information or clarification regarding the above matters, please do not hesitate to contact the undersigned.

Yours sincerely,



Elisa Moechtar

Technical Director - Access

D +61 2 8004 6348 M +61 438 291 349

emoechtar@groupdla.com.au

GROUP DLA

Suite 7.02, Level 7, 10 Bridge Street, Sydney, NSW 2000

T +61 2 8355 3160 F +61 2 8355 3169

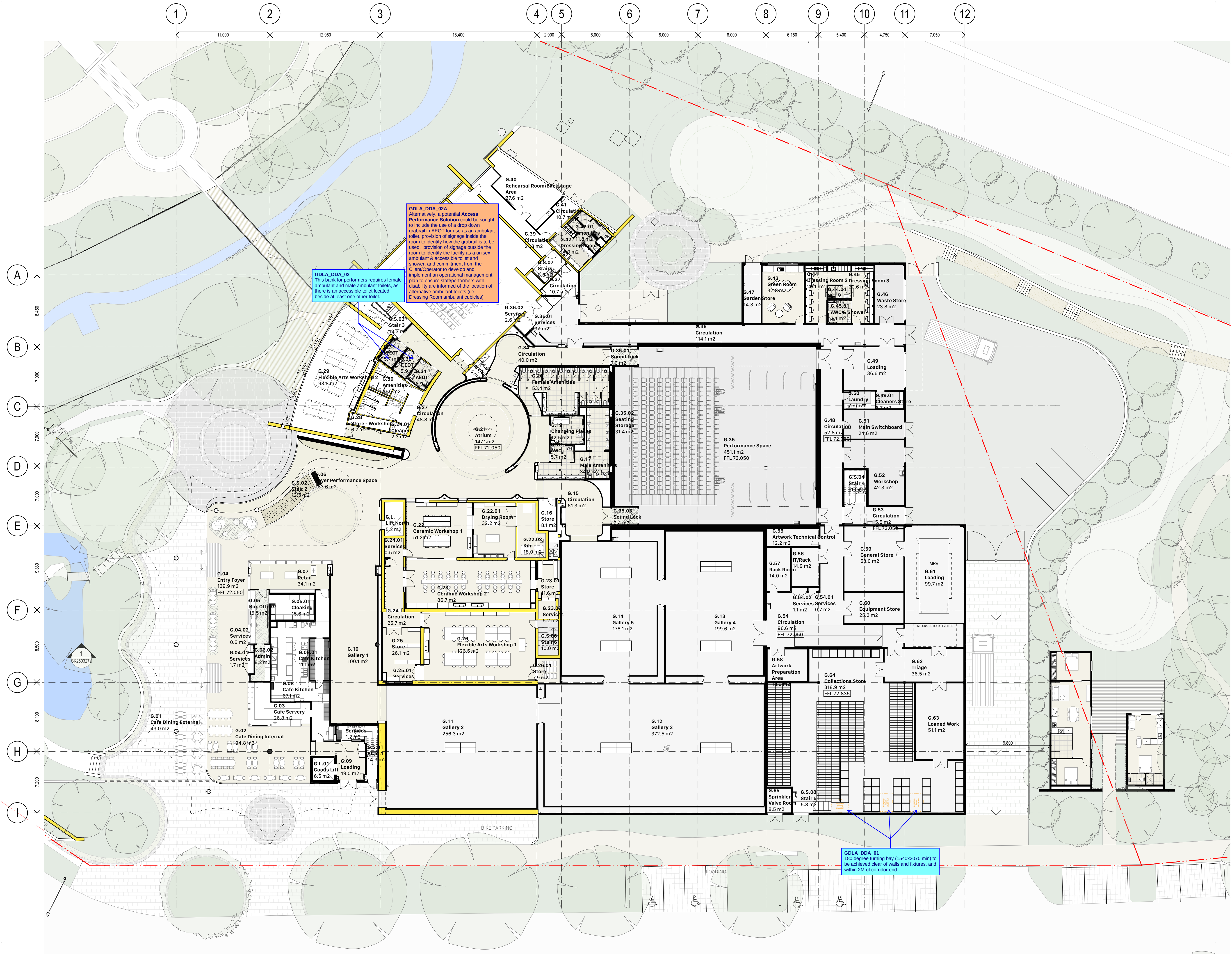
www.groupdla.com.au

Appendix A – Plan Documentation Assessed

Drawing No.	Title	Prepared By	Revision	Date
CAC-1200	Site Plan	FJC	09	16/04/2026
CAC-2000	Ground Floor Plan	FJC	12	16/04/2026
CAC-2001	Level 1 Floor Plan	FJC	10	16/04/2026
CAC-2002	Lower Roof Floor Plan	FJC	10	16/04/2026
CAC-2003	Roof Plan	FJC	10	16/04/2026

Appendix B – Plan Mark-ups

To be read in conjunction with comments provided in the Access Design Report, Rev D, date 10/04/2026



fjstudio

0 2 5 10m

General notes

- All dimensions and existing conditions shall be checked and verified by the contractor before proceeding with the work.
- All levels relative to 'Australian Height Datum'.
- Do not scale drawings.
- Use figured dimensions only.
- All furnishings depicted within the proposed plans are indicative layouts only.

Legend

- BOUNDARY
- PROPOSED TREE
- EXISTING TREE

Access Review Legend

New comment

Previous comment

Closed comment

Dis requirement/non-compliance

DDA/Advisory recommendation

Performance Solution required

12	16/4/2026	Issued For SSDA	SJP
11	18/3/2026	Issued For SSDA	CW
10	9/3/2026	Issued For SSDA	SJP
09	2/3/2026	Issue for SSDA	SJP
08	17/2/2026	For Information	SJP
07	6/2/2026	Draft SSDA	CHS
06	4/2/2026	Draft SSDA	SJP
05	28/1/2026	For Information	SJP
04	20/1/2026	For Information	SJP
03	19/12/2025	Draft SSDA	SJP
02	16/12/2025	For Information	SJP

Rev	Date	Description	By	Chk
CAMPBELLTOWN ARTS CENTRE EXPANSION				
Dharawal				
1 Art Gallery Road				
CAMPBELLTOWN NSW 2560				
General Arrangement Plans				Scale
Ground Floor Plan				1:200 @ A1
Project Code				First Issued
CAC				28/11/2025
Sheet No.				Rev
2000				12

Issued For SSDA