

28/03/2018

The Director
Department of Planning & Environment
GPO Box 39
Sydney NSW 2001

Dear Sir/Madam,

Building Code of Australia 2016 (BCA) Capability Statement
Property: 18 Arcadia Street, Penshurst NSW 2222 – Penshurst Public Primary School

This proposed development includes the construction of a new primary school.

The purpose of this submission is to advise that we have undertaken a preliminary assessment of the architectural drawings submitted with the Development Application against the provisions of the Building Code of Australia as per the requirements under Clause 145 of the Environmental Planning & Assessment Regulation 2000.

BCA Assessment:

- Building Use: Public School
- Building Classification: Class 9b
- Type of Construction: Type A
- Rise in Storeys: Four (4)
- Effective Height: Less than 25m

Architectural Drawings, prepared by Perumal Pedavoli architects;

Drawing No.	Drawing Name	Revision	Date
3199-ARC-DA-00_000	Cover Sheet	-	26.03.2018
3199-ARC-DA-00_001	Legend & Location Plan	-	26.03.2018
3199-ARC-DA-00_002	Site Survey Plan	-	26.03.2018
3199-ARC-DA-00_003	Demolition Plan	-	26.03.2018
3199-ARC-DA-00_004	Site Plan	-	26.03.2018
3199-ARC-DA-00_005	Site plan- Level 3 Rooftop Play	-	26.03.2018
3199-ARC-DA-00_006	Site Roof Plan	-	26.03.2018
3199-ARC-DA-01_010	Floor Plan – Ground Floor	-	26.03.2018
3199-ARC-DA-01_011	Floor Plan – Level 1	-	26.03.2018
3199-ARC-DA-01_012	Floor Plan – Level 2	-	26.03.2018

3199-ARC-DA-01_013	Floor Plan – Level 3	-	26.03.2018
3199-ARC-DA-01_020	Roof Plan	-	26.03.2018
Drawing No.	Drawing Name	Revision	
3199-ARC-DA-01_101	Elevations	-	26.03.2018
3199-ARC-DA-01_201	Sections	-	26.03.2018

Compliance with the BCA for these specific works will be able to be achieved by a combination of compliance with the deemed-to-satisfy (DtS) provisions and the documentation of performance solutions in accordance with Clause A0.5 of the BCA, prepared by Peter Gardner, Accredited Fire Safety Engineer, of PGA Pty Ltd to achieve compliance with the performance provisions of the BCA.

The departures from the DtS provisions are in the areas of non-fire-isolated stairs, discharge of stairs, exit travel distances and distance between alternate exits.

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 79C 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.

In this regard and pursuant to Clause 54 (4) of the Environmental Planning & Assessment Regulation 2000, 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 Building Certificate stage.

I wish to confirm that matters pertaining to compliance with the BCA will be suitably assessed prior to the issuing of the Crown Building Certificate in accordance with Section 109R of the Environmental Planning and Assessment Act 1979.

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



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