

GROUPDLA

3 May 2019

Department of Planning and Environment
NSW Government
Att: Minister for Planning and Environment
GPO Box 39 Sydney
NSW 2000

Dear Minister

BUILDING CODE OF AUSTRALIA CAPABILITY STATEMENT – Rev B
Property: Sikh Grammar School Sydney (Rouse Hill Campus) SSDA Submission

The purpose of this submission is to advise that we have undertaken a preliminary assessment of the revised architectural drawings PMDL against the provisions of the Building Code of Australia 2019 (“BCA”) as per the requirements under Clause 145 of the Environmental Planning & Assessment Regulations 2000 (“EP&A Reg”).

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 Performance Requirements. Fire engineered analysis will be used to justify the relevant Performance Requirements in the areas as outlined within the Umow Lai Fire Engineering SSDA submission document.

This Capability Statement is to be read in conjunction with our BCA Report Rev B dated 3 May 2019. A small number of non-compliances are noted which are required to be rectified prior to the issuance of the relevant Construction Certificate Approval.

Notwithstanding the above comments we note that specific detailed compliance with the BCA 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 EP&A Regs, 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 Construction Certificate stage.

As such we hereby confirm that matters pertaining to compliance with the BCA will be suitably assessed by the appointed Certifying Authority prior to the issue of the construction certificate in accordance with Clause 98 of the EP&A Reg.

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.

GROUP DLA

Yours sincerely



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