

# GROUPDLA

20 August 2019

The Secretary  
NSW Department of Planning  
PO BOX 39  
Sydney, NSW 2001

Dear Sir/Madam,

**RE: Building Code of Australia Capability Statement  
144 Rickard Road, Leppington NSW (East Leppington Public School)**

This proposed development includes the construction of two (2) new buildings of one (1) and three (3) storeys respectively to be used as part of a school at the above-mentioned location.

The purpose of this submission is to advise that we have undertaken a preliminary assessment of the 50% Design Development Architectural Drawings (SEARS) against the provisions of the Building Code of Australia 2019 as per the requirements under Clause 145 of the Environmental Planning & Assessment Regulation 2000.

## **BCA Assessment:**

### Building A-D

- Building Use: : School
- Building Classification: : 9b
- Type of Construction: : Type A
- Rise in Storeys: : 3
- Effective Height: : Less than 12m

### Building E

- Building Use: : School
- Building Classification: : 9b
- Type of Construction: : Type C
- Rise in Storeys: : 1
- Effective Height: : Less than 125m

# GROUPDLA

## Documents Assessed:

The following documentation prepared by Perumal Pedavoli Architects Pty Ltd was assessed.

Drawing Number	Title	Issue / Revision	Date
<b>01_General Arrangement</b>			
01_A011	Level 00 Floor Plan – Block A	C	16/08/2019
01_A012	Level 01 Floor Plan – Block A	C	16/08/2019
01_A013	Level 02 Floor Plan – Block A	C	16/08/2019
01_A021	Roof Plan – Block A	A	16/08/2019
01_B011	Level 00 Floor Plan – Block B	C	16/08/2019
01_B012	Level 01 Floor Plan – Block B	C	16/08/2019
01_B013	Level 02 Floor Plan – Block B	C	16/08/2019
01_B021	Roof Plan – Block B	A	16/08/2019
01_C011	Level 00 Floor Plan – Block C	C	16/08/2019
01_C012	Level 01 Floor Plan – Block C	C	16/08/2019
01_C013	Level 02 Floor Plan – Block C	C	16/08/2019
01_C021	Roof Plan – Block C	A	16/08/2019
01_D011	Lower Floor Plan – Block D & Toilet Block F	C	16/08/2019
01_D012	Level 00 & 01 Floor Plan – Block D	C	16/08/2019
01_D021	Roof Plan – Block D & Toilet Block F	A	16/08/2019
01_E011	Level 00 Floor Plan – Block E	D	16/08/2019
<b>02_Elevations and Sections</b>			
02_A101	Elevations 1 – Block A	C	16/08/2019
02_A201	Sections – Block A	A	16/08/2019
02_B101	Elevations 1 – Block B	C	16/08/2019
02_B102	Elevations 2 – Block B	C	16/08/2019
02_B201	Sections – Block B	A	16/08/2019
02_C101	Elevations 1 – Block C	C	16/08/2019
02_C102	Elevations 2 – Block C	C	16/08/2019
02_C201	Sections – Block C	A	16/08/2019
02_D101	Elevations 1 – Block D	C	16/08/2019
02_D201	Sections – Block D & Block F	A	16/08/2019
02_E101	Elevations 1 – Block E	B	16/08/2019
02_E102	Elevations 2 – Block E	B	16/08/2019

# GROUPDLA

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 A2.1 of the BCA, to achieve compliance with the performance provisions of the BCA.

Notwithstanding the above comments, we note that specific detailed compliance with the Building Code of Australia 2019 is not a prescribed head of consideration under 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 Construction Certification stage.

I wish to confirm that matters pertaining to compliance with the Building Code of Australia (BCA) 2019 will be suitably assessed by the appointed Certifying Authority prior to the issue of the Crown Construction Certificate in accordance with Clause 98 of the Environmental Planning and Assessment Regulations 2000.

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 2019.

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

Yours sincerely



**Brett Clabburn**

Director

*BPB Accredited Certifier - Grade A1 (BPB0064)*