

29/10/2019

The General Manager  
Ku-ring-gai Council  
Locked bag 1006  
Gordon NSW 2072

Dear Sir/Madam,

**Building Code of Australia 2019 (BCA) Capability Statement**  
**Property: Roseville College - Student Wellness Centre, 27 Bancroft Ave, Roseville NSW 2069**

This proposed development subject to this review, involves the construction of a new School Building.

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 (BCA) 2019** as per the requirements under Clause 93 & 145 of the Environmental Planning & Assessment Regulation 2000.

**BCA Assessment:**

<b>Building Use:</b>	Assembly Building - School
<b>Building Classification:</b>	Class 9b
<b>Type of Construction:</b>	Type B
<b>Rise in Storeys:</b>	2
<b>Effective Height:</b>	Less than 25m

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, suitably prepared by an Accredited Fire Safety Engineer to achieve compliance with the performance provisions of the BCA.

It is noted that a portion of the car park for the new building will be connected to the car park of the existing building. A performance solution is proposed to address the separation of these two buildings into separate fire compartments, therefore we trust that an assessment of the existing building and requirement to upgrade under Clause 94 of the EP&A Regulation will not be enforced.

Further consideration and review with respect to compliance with the Disability (Access to Premises – Buildings) Standards 2010 has also been undertaken by an accredited Accessibility Consultant which will form part of the Construction 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 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 Council 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.

## DESIGN DOCUMENTATION

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

Drawing No.	Titled	Prepared by	Dated
00	Site Plan	Brewster Hjorth architects	03/10/2019
01	Level 1 Plan	Brewster Hjorth architects	03/10/2019
02	Level 2 Plan	Brewster Hjorth architects	03/10/2019
03	Level 3 Plan	Brewster Hjorth architects	03/10/2019
05	Section 01 & 02	Brewster Hjorth architects	03/10/2019
06	Section 03 & 04	Brewster Hjorth architects	03/10/2019
07	Elevations North & South	Brewster Hjorth architects	03/10/2019
08	Elevations East & West	Brewster Hjorth architects	03/10/2019

## SUPPLEMENTARY DOCUMENTATION

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

Item	Prepared By	Dated
Fire Engineering DA Statement Ref FE001	NDY	10.10.19

I wish to 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 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.

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

Yours sincerely



Brett Claburn  
Director  
Building Professionals Board BPB0064