

18/08/2022

\_planning Pty Ltd  
129 Spit Road  
Mosman NSW 2088

Dear Oliver,

**Building Code of Australia 2019 Amendment 1 (BCA) Capability Statement**  
**Property: Central Sydney Ambulance Station, 42-50 Parramatta Road, Forest Lodge NSW 2037**  
**Project Number: GDL200166.1**

This proposed development subject to this review, involves the construction of Construction of a new three storey ambulance facility with basement carparking, and this statement relates to the change to the main facae as a result of the booster and main switch room / substation relocation.

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 **National Construction Code 2019 Amendment 1, Volume 1, Building Code of Australia, BCA Class 2 to 9 Buildings (BCA)** as per the requirements of Clause 98 of the Environmental Planning & Assessment Regulation 2000.

**BCA 2019 Amendment 1 Details:**

<b>Building Use:</b>	Ambulance Commercial office and carparking
<b>Building Classification:</b>	Class 5, 7a
<b>Type of Construction:</b>	B
<b>Rise in Storeys:</b>	3
<b>BCA Defined Effective Height:</b>	Less than 25m

Compliance with the BCA for these specific is capable of being achieved by a combination of compliance with the deemed-to-satisfy (DTS) provisions and the provision/documentation of performance solutions in accordance with Clause A5.2 of the BCA by a suitably qualified consultant/s to achieve compliance with the performance provisions of the BCA, the provision and assessment of these reports/documents will occur at the Crown Certificate (CC) stage.

Further consideration and review with respect to compliance with the Disabled Access, and Section J Energy Efficiency provisions has been undertaken by suitably qualified consultants which is separate to this statement.

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 4.15 of the Environmental Planning & Assessment Act 1979 and accordingly, we trust that the determination of the REF will not be subject to the assessment of any technical matters under the State's building regulations.

I wish to confirm that matters pertaining to compliance with the BCA for the new works will be suitably assessed by the Crown BCA Assessment Consultant prior to the issue of the Crown Certificate in accordance with Section 6.28 of the Environmental Planning and Assessment Act 1979.

We trust this submission satisfies any concerns of the Town Planner in regard to compliance of the development with the relevant requirements and provisions of the BCA.

# GROUPDLA

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

Yours sincerely

A handwritten signature in black ink, appearing to read 'Charles Slack-Smith', written in a cursive style.

Charles Slack-Smith  
Director