

23/09/2024

The General Manager
Cootamundra-Gundagai Regional Council
PO Box 420
Cootamundra, NSW 2590

Dear Sir/Madam,

Building Code of Australia 2022 (BCA) Capability Statement
Property: 364 Reno Road, Gundagai NSW
Project Number: PAN-453294

This proposed development subject to this review, involves the Farm building/shed for use as Aquaculture on the above farming property.

The purpose of this submission is to advise that we have undertaken a preliminary assessment of the drawings submitted with the Development Application to determine if the Hatchery Building is capable of achieving compliance with the provisions of the National Construction Code 2022, Volume 1, Building Code of Australia, BCA Class 2 to 9 Buildings (BCA).

BCA 2019 Amendment 1 Details:

Building Use:	Aquaculture Hatchery
Building Classification:	Class 8 - Farm Shed/ Building
Type of Construction:	Type C
Rise in Storeys:	1
Floor Area:	180m2

Compliance with the BCA for the proposed development 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/plans will occur at the Construction Certificate (CC) stage.

Assessment of BCA Compliance

Being a Farm building less than 500m2 there are few provisions that apply in relating to the building for fire protection as dictated by Clause 62 of the Environmental Planning and Assessment Regulation 2021.

In assessing if the measures provided or proposed are adequate to protect persons if there is a fire, and to facilitate safe egress using the building if there is a fire, or to restrict the spread of fire from the building to other buildings. The following has been considered:

Protect Persons if there is a Fire

Due to the size of the building, This Farm Shed is not required to be provided with any fire services are required by BCA Part I3, other than the provision of a Portable Extinguisher in accordance with AS 2444-2001.

It is suggested the provision of a Fire Extinguisher in accordance with AS 2444-2001 be listed as a condition of the DA consent for the provision of this as a condition of the DA Consent.

Facilitate Safe Egress

Due to the size of the building, This Farm Shed is not required to be provided with any specific egress requirements, which being said there is access to an exit within 20m from all parts of the shed.

Due to the size of the shed being less than 200m², and the concession of BCA Part I3, there are no specific requirements for the doors, egress, and operation of any of the doors to and within the Farm shed.

Restrict Spread of Fire to the building or other buildings.

Due to the location of the shed being more than 6m away from any other buildings, and the building being less than 200m² in floor area there are no requirements in the BCA in regard to the provisions of Part C of the BCA for fire compartmentation or protection requirements. As such it is assessed that compliance is achieved for these provisions.

As such no provision are applicable and compliance is assessed as achieving compliance with this Part of the BCA.

Disabled Access

Due to the nature and use of the farming shed, the provisions of Part D4 Disabled Access are not proposed to be provided, due to the exemptions given in BCA Clause D4D5 as due to the nature of the particular purpose of the facility, it is inappropriate for persons with a disability to be in the shed as it would pose a health or safety risk to persons with a disability. As such please refrain from providing any conditions on the consent relating to compliance with the DDA or Disabled Access provisions.

Section J Energy Efficiency

As the Farm Shed is not proposed to be provided with any heating or cooling the provisions of Section J are not applicable, and aside from that are not a consideration of Clause 62 of the Environmental Planning and Assessment Regulation 2021 for a change of use in any case, As such please refrain from providing any conditions on the consent relating to compliance with the Energy Efficiency provisions of the BCA.

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 development application will not be subject to the assessment of any technical matters under the State's building regulations.

In regard to the new building works proposed, pursuant to Clause 36 of the Environmental Planning & Assessment Regulation 2021, we trust that the Consent Authority will not require any additional information in the determination of the development application for technical BCA matters.

DESIGN DOCUMENTATION

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

Drawing No.	Titled	Prepared by	Dated
22052	Plan of Hatchery Building	Gray Surveyors	2/5/2024

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



Charles Slack-Smith
Director