

14/06/2018

The General Manager  
Campbelltown City Council  
PO Box 57,  
Campbelltown NSW 2560

Dear Sir/Madam,

**Building Code of Australia 2016 (Amendment 1) - BCA and Disabled Access Capability Statement  
Property: Sporting Centre of Excellence Goldsmith Avenue, Campbelltown NSW 2000**

This proposed development includes the construction of Proposed Sporting Centre of Excellence, including sports facilities, a sports hall, as well as support facilities and medical clinics.

The purpose of this submission is to advise that we have undertaken a preliminary assessment of the architectural drawings for the building that have been submitted with the Development Application against the provisions of the Building Code of Australia and the Access to Premises Code 2010 as per the requirements under Clause 145 of the Environmental Planning & Assessment Regulation 2000.

**BCA Assessment:**

- Building Use: Sports Facility, Administration and clinic facilities
- Building Classification: Class 5 and 9b
- Type of Construction: Type B (Floor Area)
- Floor Area of Building: 6,500m<sup>2</sup> approx.
- Largest Fire Compartment Size: 4,200m<sup>2</sup> (FA) and 20,00m<sup>3</sup> (Vol)
- Rise in Storeys: Two (2)
- Effective Height: Less than 12m

Compliance with the BCA and the Access to Premises Code for these specific works will be able to be achieved by a combination of compliance with the deemed-to-satisfy (DTS) provisions and may include the documentation of alternative 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 if required.

Notwithstanding the above comments we note that specific detailed compliance with the Building Code of Australia and Access to Premises Standard 2010 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 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 and Disabled Access matters that will be assessed at the Construction Certificate stage.

I wish to confirm that matters pertaining to compliance with the BCA and Access to Premises Code 2010 will be suitably assessed by the appointed Certifying Authority and Disabled Access assessor prior to the issue of the Construction Certificate in accordance with Clause 98 of the Environmental Planning and Assessment Regulations 2000.

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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 and Disabled Access requirements for the DA Assessment.

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

Yours sincerely



Charles Slack-Smith  
Director  
Building Professionals Board BPB0378