

07/10/2022

The General Manager
Northern Beaches Council
PO Box 82
Manly NSW 1655

Dear Sir/Madam,

Building Code of Australia 2019 Amendment 1 (BCA) Capability Statement

Property: 210 Headland Road, Dee Why NSW 2099

Project Number: GDL220450

This proposed development subject to this review, involves the proposed Basement alterations to existing Junior School.

The purpose of this submission is to advise that we have undertaken a preliminary assessment of the architectural drawings submitted with the Development Application to determine if the proposed development is capable of achieving compliance with the provisions of the National Construction Code 2019 Amendment 1, Volume 1, Building Code of Australia, BCA Class 2 to 9 Buildings (BCA).

BCA 2019 Amendment 1 Details:

Building Use:	Educational Establishment
Building Classification:	Class 9b
Type of Construction:	Type A
Rise in Storeys:	Four (4)
BCA Defined Effective Height:	Less than 25m

Compliance with the BCA for the proposed development is capable of being achieved by compliance with the deemed-to-satisfy (DTS) provisions and the provision of the BCA. The provision and assessment of documents / plans will occur at the Construction Certificate (CC) stage.

Further consideration and review with respect to compliance with the Disabled Access, and Section J Energy Efficiency, and Weatherproofing of the facade provisions will be undertaken by suitably qualified consultants which will form part of the CC 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 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 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	Revision	Dated
A1051	Basement Carpark Existing Plan	Gardner Wetherill Associates	A	23/09/2022
A1052	Basement Carpark Demolition Plan	Gardner Wetherill Associates	A	23/09/2022
A1053	Basement Carpark Proposed Plan	Gardner Wetherill Associates	A	23/09/2022

I wish to confirm that matters pertaining to compliance with the BCA for the new works will be suitably assessed by the Certifying Authority prior to the issue of the Construction Certificate in accordance with Clause 69 of the Environmental Planning and Assessment Regulations 2021.

This document is provided as part of Group DLA's contracted scope for this project, which is "Certification Work", as defined in the Building and Development Certifiers Regulation 2020. The contents of this document are provided in the context of a preliminary certification assessment of plans, and may not be construed to constitute involvement in building design, the preparation of plans and specifications, the provision of advice on how to amend a plan or specification to ensure that the aspect will comply with legislative or code requirements, or to breach any other restriction or limitation imposed under the conflict of interest provisions of that or any other legislation.

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 Clabburn
Director
NSW Fair Trading BDC0064