

01/09/2017

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

Dear Sir/Madam,

**Building Code of Australia 2015 (BCA) Capability Statement for DA Lodgement  
Property: 166-176 St Andrews Road, Varroville NSW 2566**

This proposed development includes the construction of Cemetery, including a multi-denominational chapel, cemetery function room, café and workshop and gatehouse.

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 as per the requirements under Clause 145 of the Environmental Planning & Assessment Regulation 2000.

**BCA Assessment:**

- Building Use: Cemetery, including a multi-denominational chapel, cemetery function room, café and workshop
- Building Classification: Class 9b, 6, 5 and 10a
- Type of Construction: Type B, Type C
- Rise in Storeys: Two (2), One (1)
- BCA Defined Effective Height: Less than 12m

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 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.

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 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 matters that will be assessed at the Construction Certificate stage.

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.

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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