

11 December 2017

City of Sydney
Att: General Manager
GPO Box 1591 Sydney
NSW 2001

Dear General Manager

BUILDING CODE OF AUSTRALIA 2016 CAPABILITY STATEMENT – Rev A
Property: State Library NSW – Mitchell Building Entry Ramp

The purpose of this submission is to advise that we have undertaken a preliminary assessment of the architectural drawings submission by HASSELL, as listed below in Table 1, against the provisions of the Building Code of Australia 2016 ("BCA") as per the requirements under Clause 145 of the Environmental Planning & Assessment Regulations 2000 ("EP&A Regs").

Compliance with the BCA for these specific works will be readily achieved in all areas.

A small number of items need to be verified prior to the issuance of the Crown Building Approval, such as:

1. Slip Resistance - Slip resistance achievable ratings to landings and ramp surfaces, i.e. R11/P4 to AS 4586:2013.
2. Emergency Egress – Egress from the building to the road requires passing over a separate ownership parcel of land, contrary to the intention of BCA compliant *open space* discharge provisions, namely BCA Clause D1.10. This is an existing issue; however, the egress path will be altered and therefore this technical non-compliance with the BCA will need to be addressed. A qualitative Fire Engineered Performance Solution is proposed which will justify BCA compliance to Performance Requirement DP4. This Fire Engineered Report is required prior to the issuance of the Crown Building Works Certificate.
3. Fall Protection – The solid barrier is illustrated at no less than 1 m high on the southern side of the ramp to allow adequate fall protection to the adjacent Mote. The detailed plans will be scrutinised for any climbable members within the 150 mm to 760 mm BCA child climb zone prior to the issuance of the Crown Building Works Certificate.
4. Lighting - The lighting provisions of the BCA Part F4 will also need to be met, i.e. artificial lighting illuminance servicing the ramp to not less than that stipulated within AS/NZS1680.0:2009, as the ramp will also be utilised after daylight.
5. BCA Access for Persons with Disabilities - The Access Consultant has advised that the following items are currently under review, refer MGAC DA Submission correspondence for further discussion:
 - Lower circular landing circulation; and
 - Additional handrail to the eastern side of the new 2 step down arrangement; and
 - Tactile ground surface indicators to the Portico.
 - Stair nosing's to the new steps.

Dual consent will be required for the Crown Certificate Application Form and the DA Conditions will need to recognise the building approval process of Section 109R of the EP&A Act 1979, rather than Construction Certificate certification.

Notwithstanding the above comments we note that specific detailed compliance with the BCA 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.

GROUP DLA

In this regard and pursuant to Clause 54(4) of the EP&A Regs, 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 Crown Building Certificate stage.

As such we hereby confirm that matters pertaining to compliance with the BCA will be suitably assessed by the appointed Certifying Authority/Crown Building Certifier prior to the issue of the Crown Building Works Certificate in accordance with Section 109R of the EP&A Act.

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



Shane Berry

Specialist Regulations Consultant (*Accred. Certifier - A1*)

D +61 2 8090 1493 M +61 448 566 606

sberry@groupdla.com.au

GROUP DLA

Level 3 10 Bridge Street, Sydney, NSW 2000

T +61 8355 3160 F +61 2 8355 3169

www.groupdla.com.au

Drawing Title	Drawing Number	Revision	Date
Proposed Site Plan	A_0101	-	-
Demolition Plan	A_0102	-	-
Plans	A_0103	-	-
Elevations	A_0104	-	-
Sections	A_0105	-	-
Details	A_0106	-	-

Table 1 – DA Submission Architectural Drawings