

31 March 2020

Our Ref: P219_359

FDC
22-24 Junction Street
FOREST LODGE NSW 2037

Attention: Peter Stait

RE: Penrith Log Cabin Pub | Lots 20, 21 & 22 DP 1236215 Memorial Avenue Penrith NSW 2750
SUBJECT: Access Capability Statement for Development Application Submission

Design Confidence has been engaged to provide building regulatory advice regarding the compliance status of the proposed development of a new two-storey pub and associated off street car parking, on the site of the original Log Cabin Hotel on Memorial Avenue, Penrith NSW 2750.

The purpose of this statement is to accompany the Development Application submission by confirming the status of compliance for the proposed scope of works that form part of the development proposal, when assessed against the relevant prescriptive access provisions of the Building Code of Australia (BCA) Volume 1 2019, specifically Part D3, F2.4, F2.9 & E3.6.

A broad assessment has been undertaken of the proposed design (as detailed within the architectural design documentation prepared by Team 2 Architects and listed in Table 1 below).

Table 1 – Architectural Plans

| DRAWING NUMBER | DESCRIPTION | DATE | REVISION |
|----------------|----------------------------|------------|----------|
| DA010 | Site Plan | 27.03.2020 | 9 |
| DA050 | Roof Plan | 16.03.2020 | 5 |
| DA100 | Proposed Ground Floor Plan | 27.03.2020 | 8 |
| DA101 | Proposed First Floor Plan | 18.03.2020 | 7 |
| DA201 | Elevations 01 | 16.03.2020 | 2 |
| DA202 | Elevations 02 | 16.03.2020 | 2 |
| DA301 | Sections | 16.03.2020 | 3 |

Based on a review of the documentation contained in the above table, we are of the opinion that compliance can be achieved, be it via either complying with the DtS provisions or performance requirements of the BCA.

This statement should not be construed as relieving any other parties of their legislative obligations.

Yours Faithfully



Nicolas Hurtado
Senior Associate
For Design Confidence (Sydney) Pty Ltd