



26/04/2023

Our Ref: GDL220004

Department of Education, New South Wales
Attn: David Tonge
Level 08, 259 George Street
Sydney NSW 2000

SINSW02465/21 - Green Square ICFS, 3 Joynton Avenue, Zetland NSW 2017.

BCA DESIGN COMPLIANCE STATEMENT (CROWN CERTIFICATE)

Further to our engagement for the abovementioned project, please find attached the Building Code of Australia (BCA) Design Compliance Review completed in respect to the Green Square Integrated Community Facility & School.

In reviewing the content herein, we draw particular attention to both the design documentation listed and conditions of approval listed in this statement.

In terms of the conditions of approval, the content therein reflects BCA related matters that where not fully documented or need to be complied with during the construction to achieve compliance with the referenced BCA.

The builder and the applicant need to be aware of these conditions whilst undertaking the works, as they represent items that we shall either be focusing on in the inspection or be seeking installation certificates for on completion of the works, and it is the responsibility of the applicant and builder engaged for the works to ensure these are complied with as part of the works.

Should you have any further enquiries please do not hesitate to contact Lindsay Dodds.

Yours faithfully

Brett Claburn
Director

BCA DESIGN COMPLIANCE STATEMENT

PRELIMINARIES

STATEMENT NO.	GDL220004
Property Address	SINSW02465/21 - Green Square ICFS 3 Joynton Avenue, Zetland NSW 2017, Lot 2, DP 1174641
Client	School Infrastructure New South Wales
Date	26/04/2023
Proposal	Construction of the Green Square Integrated Community Facility and School, being a public primary school (Kindergarten to Year 6), community facilities and associated works.

DEVELOPMENT DESCRIPTION

Proposed Works	Description
Classification(s):	9b
Use of Building/Part:	Educational Establishment
Subject Area (Area of Works):	Civil & Earthworks, In Ground Services & Structure up to and including Slab on Ground

BASIS OF STATEMENT:

This statement is based upon: -

- The National Construction Code, Volume 1, Building Code of Australia BCA Class 2-9 Buildings 2019 Amendment 1(BCA)
- The Design Documentation listed in this statement below

EXCLUSIONS

This statement relates only to the assessment and application of the Building Code of Australia to the proposed building works contained within the Design Documentation listed below and excludes: -

- General (non-BCA) electrical, mechanical, hydraulic building services
- Service providers requirements relating to electricity, gas, water and telecommunications.
- The regulatory compliance of existing components/areas of the premises/site unaffected by the works.
- Disability (Access to Premises – Buildings) Standards 2010 compliance
- This statement relates to BCA compliance only and excludes any requirements for development consent or conditions of any approval documents, or any other form of planning or certification obligations required by the Environmental Planning and Assessment Act 1979 or any other legislation.
- Review of existing population densities throughout the building with respect to the new works

- Any existing elements of the building, as this statement relates to BCA confirmation of new works only, and not an assessment of any existing elements or portions of the building
- Any elements the subject of the documentation relied upon, or the conditions are not the liability of Group DLA as reliance upon this documentation, certification and information in issuance of this statement.

STATEMENT OF COMPLIANCE

We hereby confirm that the proposed design shall accord with the relevant principles and provisions of the Building Code of Australia 2019 subject to: -

- Compliance with the conditions of approval nominated below; and
- Reliance upon the listed documentation relied upon, listed drawings/plans
- Certification of the installation of the relevant portions on completion of the works

DESIGN DOCUMENTATION

The following architectural documentation was reviewed as part of this assessment.

Drawing No.	Titled	Prepared by	Revision	Dated
AR-A10-XX-05	Proposed Site Plan	BVN Architects	A	15/10/2021

SUPPLEMENTARY DOCUMENTATION

The following additional documentation was reviewed as part of this assessment and has been relied upon in confirming compliance for those elements listed / certified or confirmed as compliant.

- Construction Workers Transport Strategy Reference no. 22054 Revision A issued by Transport Strategies
- Structural Statement and associated attachments issued by Han Qing Wu (Mark Wu) of Adams Consulting Engineers Pty Ltd, dated 20/01/2023
- Design Certificate for Structural Works and associated plans issued by Han Qing Wu (Mark Wu) of Adams Consulting Engineers Pty Ltd, dated 05/04/2023
- Façade Non-Combustibility Statement issued by Rami Khalil of TTW (NSW) Pty Ltd, dated 09/11/2022
- Confirmation of Execution issued by Green Building Council Australia
- Construction Environmental Management Plan Reference No. J176343-01 Revision 3 issued by Darren Cordy of Green Cap, dated 12/08/2022
- Design Certificate for Civil Works issued by Chris White of Adams Consulting Engineers Pty Ltd, dated 04/10/2022
- Construction Noise & Vibration Management Plan Ref No. 20220829 Revision 3 issued by Lillian Lockett of Acoustic Logic Pty Ltd, dated 07/10/2022
- Heritage Interpretation Strategy Plan Revision 03 issued by Kerime Danis of City Plan Heritage P/L, dated 10/01/2023
- Letter Confirming Compliance with Condition B36 (c) Operational Waste Storage and Processing issued by Matthew Savonije of Sparks and Partners, dated 20/01/2023
- Operational Waste Management Plan Report No. SO612 Revision H issued by A Armstrong of Elephants Foot Recycling Solutions, dated 14/05/2021
- Letter Confirming Compliance with DA Condition B36 issued by John Walsh of BVN Architecture Pty Ltd, dated 23/01/2023
- Subdivider/Developer Compliance Certificate for Water Facilities and Sewerage Facilities issued by Grant Macdonnell of Sydney Water Corporation, dated 24/01/2023
- Letter regarding On Site Detention Approval issued by Jeya Jeyadevan of Sydney Water Corporation, dated 14/03/2023
- Letter confirming DA Condition No. B19 Satisfied issued by Christopher Corradi of City of Sydney Council, dated 18/04/2023
- Letter confirming DA Condition No. B39, B40 & B41 Satisfied issued by Christopher Corradi and Jane Grant of City of Sydney Council, dated 20/04/2023
- Safe Work Method Statement issued by J.Hutchinson Pty Ltd
- Statement confirming J. Hutchinson Pty Ltd will comply with Council Guidelines for Hoardings and Scaffolding, issued by John Koumoukelis of J. Hutchinson, dated 29/09/2022
- Statement confirming J. Hutchinson Pty Ltd will not be Installing Batteries issued by Josh Koumoukelis of J. Hutchinson Pty Ltd, dated 21/09/2022
- Architectural Technical Reference Street and Specification Ref No. BVN-AR-007-22-01 for Green Square Public School and Community Facility issued by SCL Spec, dated 11/01/2023
- Letter conforming Population Numbers issued by Jodh Walsh of BVN Architecture Pty Ltd, dated 30/08/2022
- Architectural Design Statement for Non-Structural Elements issued by John Walsh of BVN Architecture Pty Ltd, dated 28/10/2022
- Letter addressing CC Checklist Item No. 39 (External Walls) issued by John Walsh of BVN Architecture Pty Ltd, dated 09/02/2023
- Letter addressing CC Checklist Item No. 41 (Loadbearing Internal Walls and Shafts) issued by John Walsh of BVN Architecture Pty Ltd, dated 06/12/2022

- Letter addressing CC Checklist Item No. 42 (Natural Light to Classrooms) issued by John Walsh of BVN Architecture Pty Ltd, dated 27/01/2022
- Letter addressing CC Checklist Item 43 (Kitchen Equipment) issued by John Walsh of BVN Architecture Pty Ltd, dated 28/10/2022
- Letter addressing CC Checklist Item No. 45 (External Screen Elements Shade Element) issued by John Walsh of BVN Architecture Pty Ltd, dated 11/11/2022
- Statement confirming J. Hutchinson Pty Ltd Will Pay Necessary Fees and Obtain the Required Approvals issued by John Koumoukelis of J. Hutchinson Pty Ltd, dated 19/09/2022
- Design Certificate for Parking Access and Driveways issued by Siew Hwee Kong of Transport Strategies Alliance Pty Ltd, dated 28/09/2022
- Fire Engineering Report No. P00300 Revision 2 issued by Lloyd Wilkinson of Engineering LAB Pty, dated 30/03/2023
- Letter addressing CC Checklist Item 6 (Hydrant Booster) issued by John Walsh of BVN Architecture Pty Ltd, dated 14/10/2022
- Letter addressing CC Checklist Item No. 15 Annual Fire Safety Statement for the Building is Not Applicable issued by John Koumoukelis of J. Hutchinson Pty Ltd, dated 13/10/2022
- Letter addressing CC Checklist Item No. 16 (Fire Engineered Alternative Solutions) issued by John Koumoukelis of J. Hutchinson Pty Ltd, dated 13/10/2022
- NCC 2019 Section J JV3 Verification Report for Green Square Public School Redevelopment Revision 3.0 issued by Kelsey Van Tassel of Norman Disney & Young, dated 28/10/2022
- Long Service Levy Receipt No. L0000070519 dated 13/07/2022
- Design Certificate for All Lifts and associated Works issued by Kurt Russell of Kleemann Elevators Australia, dated 15/08/2022
- Design Certificate for All Lifts and associated Works issued by Kurt Russell of Kleemann Elevator Australia, dated 13/12/2022
- Fire Assessment Report No FAR 4792 for Fire Resistance of a Lift Motor Room Hatch issued by P.C.R Collier of Branz, dated 31/01/2018
- Letter confirming Condition B8(d) Satisfied issued by Christopher Corradi of City of Sydney Council, dated 24/01/2023
- Letter confirming Condition B9 (Landscape Plans) Satisfied issued by Christopher Corradi of City of Sydney Council, dated 20/02/2023
- Letter confirming Condition B24 (Construction Traffic Management Plan) Satisfied issued by Nicola Reeve of City of Sydney Council, dated 08/09/2022
- Operational Waste Management Plan Report No. SO612 Revision I issued by H Wilkes of Elephants Foot Recycling Solutions, dated 05/09/2022
- Performance Solution for Balustrade in Community School issued by Mark Dohrmann AM of Dohrmann Consulting, dated 23/03/2023
- Letter addressing DA Conditions A19 & A21 issued by John Walsh of BVN Architecture Pty Ltd, dated 30/08/2022
- Letter addressing DA Condition B1/B2 issued by John Walsh of BVN Architecture Pty Ltd, dated 14/10/2022
- Ecologically Sustainable Development Statement Revision 0.6 issued by Nathaniel Masters of Norman Disney & Young, dated 30/08/2022
- Letter addressing DA Condition B15 issued by John Walsh of BVN Architecture Pty Ltd, dated 27/09/2022

CONDITIONS OF APPROVAL

PART A – CONDITIONS OF CONSTRUCTION

BCA CLAUSE	Comments
BCA 2019 Amendment 1	The construction works must be undertaken and installed in accordance with the requirements of BCA 2019 Amendment 1 and any referenced Australian Standards in BCA 2019 Amendment 1.
Part B	Structural provisions are to achieve compliance with BCA 2019 Amendment 1 Part B.
F1.1	Stormwater drainage must comply with AS/NZS 3500.3.
F1.9 & F1.10	Damp proofing must be provided to prevent moisture from the ground from reaching the walls above the damp-proof course, and the underside of a suspended floor. Damp proofing must be provided in accordance with AS/NZS 2904 and AS2870; or and AS 3660.1 as applicable.

This statement confirms compliance of the Design to BCA 2019 Amendment 1 for the proposed works and is reliant upon the listed documentation, design certification and plans referenced, as well as compliance with the conditions of this document.



Brett Clabburn
 Director
 Building Professionals Board / BDC0064