

17/05/2022

Our Ref: GDL210095.2

NSW Department of Education, School Infrastructure NSW  
Attn: Anthony Manning  
School Infrastructure NSW – Level 8, 259 George Street  
Sydney NSW 2000

**Epping South Public School**  
**Epping South Public School, Epping NSW 2121**  
**BCA DESIGN COMPLIANCE STATEMENT (CROWN CERTIFICATE)**

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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 proposed Stage 3 Package and Section 6.28 Crown Certification Services.

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 Mauricio Vera.

Yours faithfully



Brett Clabburn  
Director

## BCA DESIGN COMPLIANCE STATEMENT

### PRELIMINARIES

STATEMENT NO.	GDL210095.2
Property Address	Epping South Public School, Epping NSW 2121
Client	School Infrastructure New South Wales (SINSW)
Date	17/05/2022
Proposal	Construction of 2 new buildings

### DEVELOPMENT DESCRIPTION

Proposed Works	Description
Classification(s):	9b and 5
Use of Building/Part:	Educational Establishment
Subject Area (Area of Works):	Building A and Building B – Services, fit out, remaining walls and roof.

### 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 One (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 Amendment One 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

## FIRE SAFETY SCHEDULE

### Building A

Fire Safety Measure	Standard	BCA Clause(s)
Access panels, doors & hoppers to fire resisting shafts	AS 1530.4 – 2014	C3.13
Automatic fail-safe devices	--	C3.8, D2.21, Spec C3.4
Automatic fire detection & alarm systems (associated to automatic shut-down system)	AS 1670.1 – 2018 AS 1668.1 – 2015	Spec E2.2b
Emergency lighting	AS 2293.1 – 2018	E4.2, E4.4
Exit signs	AS 2293.1 – 2018	E4.5, NSW E4.6 & E4.8, EP4.2
Fire dampers	AS 1668.1 – 2015	Spec E2.2a
Fire doors	AS 1905.1 – 2015	Spec C3.4, C3.10
Fire hose reel systems (except classroom areas)	AS 2441 – 2005	E1.4, EP1.1
Fire hydrant systems	AS 2419.1 – 2005	E1.3, EP1.3
Fire seals (protecting openings in fire resisting components of the building)	AS 4072.1 – 2005 AS 1530.4 – 2014	C3.12, C3.13, C3.15
Lightweight construction	--	C1.8, Spec C1.8, CP1, CP2
Mechanical air handling systems <ul style="list-style-type: none"> <li>• Auto shutdown</li> </ul>	AS 1668.1 – 2015 AS 1668.2 – 2012	E2.2, Spec E2.2a, Spec E2.2b
Portable fire extinguishers & fire blankets	AS 2444 – 2001	E1.6
Paths of Travel	--	D1.6, DP4, DP5, DP6, EP2.2
Fire Engineering Report (Ref No: 21080-R01 1 ES) prepared by Innova, Rev 3, dated 21.03.2022.		

### Building B

Fire Safety Measure	Standard	BCA Clause(s)
Access panels, doors & hoppers to fire resisting shafts	AS 1530.4 – 2014	C3.13
Automatic fail-safe devices	--	C3.8, D2.21, Spec C3.4
Automatic fire detection & alarm systems (associated to automatic shut-down system)	AS 1670.1 – 2018 AS 1668.1 – 2015	Spec E2.2b
Emergency lighting	AS 2293.1 – 2018	E4.2, E4.4
Exit signs	AS 2293.1 – 2018	E4.5, NSW E4.6 & E4.8, EP4.2
Fire doors	AS 1905.1 – 2015	Spec C3.4, C3.10

Fire Safety Measure	Standard	BCA Clause(s)
Fire hose reel systems (except classroom areas)	AS 2441 – 2005	E1.4, EP1.1
Fire hydrant systems	AS 2419.1 – 2005	E1.3, EP1.3
Lightweight construction	--	C1.8, Spec C1.8, CP1, CP2
Mechanical air handling systems <ul style="list-style-type: none"> <li>• Auto shutdown</li> </ul>	AS 1668.1 – 2015 AS 1668.2 – 2012	NSW E2.2, Spec E2.2a, Spec E2.2b
Portable fire extinguishers & fire blankets	AS 2444 – 2001	E1.6
Paths of Travel	--	D1.6, DP4, DP5, DP6, EP2.2
Fire Engineering Report (Ref No: 21080-R01 1 ES) prepared by Innova, Rev 3, dated 21.03.2022.		

## DESIGN DOCUMENTATION

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

Drawing No.	Titled	Prepared by	Rev.	Dated
EPPS - ARC - CD - DWG - 00_000	Cover Sheet	Pedavoli Architects	1	03/12/2021
EPPS - ARC - CD - DWG - 00_001	Drawing List	Pedavoli Architects	1	03/12/2021
EPPS - ARC - CD - DWG - 00_002	Legend	Pedavoli Architects	2	22/02/2022
EPPS - ARC - CD - DWG - 00_003	Site Plan	Pedavoli Architects	2	16/12/2021
EPPS - ARC - CD - DWG - 00_111	Composite Elevations – North West & North East	Pedavoli Architects	1	03/12/2021
EPPS - ARC - CD - DWG - 00_112	Composite Elevations – South West & South East	Pedavoli Architects	1	03/12/2021
EPPS - ARC - CD - DWG - 00_121	Composite Sections - Sheet 01	Pedavoli Architects	1	03/12/2021
EPPS - ARC - CD - DWG - 00_122	Composite Sections - Sheet 02	Pedavoli Architects	1	03/12/2021
EPPS - ARC - CD - DWG - 00_151	Fence Layout - Overall	Pedavoli Architects	1	03/12/2021
EPPS - ARC - CD - DWG - 00_201	External Works - Sheet 01	Pedavoli Architects	2	16/12/2021
EPPS - ARC - CD - DWG - 00_202	External Works - Sheet 02	Pedavoli Architects	1	03/12/2021
EPPS - ARC - CD - DWG - 01_011	Block A - Ground Floor Plan - Admin / Staff / Canteen	Pedavoli Architects	2	25/01/2022
EPPS - ARC - CD - DWG - 01_012	Block A - Ground Floor Plan - Library / Supported Learning	Pedavoli Architects	1	03/12/2021
EPPS - ARC - CD - DWG - 01_013	Block A - First Floor Plan - Homebase Part 1	Pedavoli Architects	2	25/01/2022
EPPS - ARC - CD - DWG - 01_014	Block A - First Floor Plan - Homebase Part 2	Pedavoli Architects	1	03/12/2021
EPPS - ARC - CD - DWG - 01_015	Block A - Second Floor Plan - Homebase Part 1	Pedavoli Architects	2	25/01/2022
EPPS - ARC - CD - DWG - 01_016	Block A - Second Floor Plan - Homebase Part 2	Pedavoli Architects	1	03/12/2021
EPPS - ARC - CD - DWG - 01_0121	Block A - Roof Plan - Part 1	Pedavoli Architects	1	03/12/2021
EPPS - ARC - CD - DWG - 01_0122	Block A - Roof Plan - Part 2	Pedavoli Architects	1	03/12/2021
EPPS - ARC - CD - DWG - 01_101	Block A - Elevations - Sheet 01	Pedavoli Architects	1	16/12/2021
EPPS - ARC - CD - DWG - 01_102	Block A - Elevations - Sheet 02	Pedavoli Architects	1	25/01/2022
EPPS - ARC - CD - DWG - 01_103	Block A - Elevations - Sheet 03	Pedavoli Architects	1	16/12/2021

Drawing No.	Titled	Prepared by	Rev.	Dated
EPPS - ARC - CD - DWG - 01_104	Block A - Elevations - Sheet 04	Pedavoli Architects	1	16/12/2021
EPPS - ARC - CD - DWG - 01_201	Block A - Sections - Sheet 01	Pedavoli Architects	1	16/12/2021
EPPS - ARC - CD - DWG - 01_202	Block A - Sections - Sheet 02	Pedavoli Architects	2	25/01/2022
EPPS - ARC - CD - DWG - 01_203	Block A - Sections - Sheet 03	Pedavoli Architects	1	16/12/2021
EPPS - ARC - CD - DWG - 01_601	Block A - Ground Floor – FRL Plan - Admin / Staff / Canteen	Pedavoli Architects	1	03/12/2021
EPPS - ARC - CD - DWG - 01_602	Block A - Ground Floor - FRL Plan - Library / Supported Learning	Pedavoli Architects	1	03/12/2021
EPPS - ARC - CD - DWG - 01_603	Block A - First Floor – FRL Plan - Homebase Part 1	Pedavoli Architects	1	03/12/2021
EPPS - ARC - CD - DWG - 01_604	Block A - First Floor - FRL Plan - Homebase Part 2	Pedavoli Architects	1	03/12/2021
EPPS - ARC - CD - DWG - 01_605	Block A - Second Floor - FRL Plan - Homebase Part 1	Pedavoli Architects	1	03/12/2021
EPPS - ARC - CD - DWG - 01_606	Block A - Second Floor – FRL Plan - Homebase Part 2	Pedavoli Architects	1	03/12/2021
EPPS - ARC - CD - DWG - 02_011	Block B - Ground Floor Plan	Pedavoli Architects	2	25/01/2022
EPPS - ARC - CD - DWG - 02_021	Block B - Roof Plan	Pedavoli Architects	1	03/12/2021
EPPS - ARC - CD - DWG - 02_101	Block B - Elevations - Sheet 01	Pedavoli Architects	2	22/02/2022
EPPS - ARC - CD - DWG - 02_102	Block B - Elevations - Sheet 02	Pedavoli Architects	2	25/01/2022
EPPS - ARC - CD - DWG - 02_201	Block B - Sections	Pedavoli Architects	1	16/12/2021
EPPS - ARC - CD - DWG - 02_601	Block B – FRL Plan	Pedavoli Architects	1	03/12/2021

## 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.

- Application for Crown Certificate, issued by Anthony Manning of NSW Department of Education, School Infrastructure NSW, dated 04/03/2022
- Certificate of Design for Fire Services Rev A, issued by Dieter Janssen of Force Fire & Safety Pty Ltd, dated 14/03/2022
- Construction Waste Management Plan, Revision No.3, issued by EcCell Environmental Pty Ltd 2021, dated 26/11/2021
- Levy Receipt, Receipt No. L0000015755, issued by City of Parramatta Council, dated 10/12/2021
- Fire Engineering Report for New Primary School in Epping (86 Chelmsford Avenue, Epping NSW 2121), Report No. 21080-R01 1 (ES), Issue No. 3, issued by Jason Powell of Innova, dated 21/03/2022
- Structural Design Statement for 100% DD and associated drawings, issued by Trudy Myers of Northrop Consulting Engineers Pty Ltd, dated 28/10/2021
- Statement of Design Compliance for CC3 Internal Fitout (Partitions, Ceilings, Finishes, etc), issued by Sam Rigoli of Pedavoli Architects, dated 07/03/2022
- Certificate of Compliance for Landscape Design, issued by Iain Brammer of Taylor Brammer Landscape Architects Pty Ltd, dated 03/05/2022
- Wet Fire Design Statement for Hydraulic Services, issued by Ian Stalker of Woolacotts Consulting Engineers, dated 16/05/2022
- Design Statement for Electrical Services (external lighting), issued by Greg Dunk of LO-FI, dated 28/04/2022
- Design Statement for Electrical Services (exit lights, emergency lights, general & artificial lighting), issued by Greg Dunk of LO-FI, dated 25/02/2022
- Civil and Plumbing Design Statement for New Primary School in Epping, issued by Stephen Naughton of PTC, dated 10/03/2022
- Statement of Compliance for Weatherproofing Performance Solution, issued by Jim Gaerlan of ACOR Consultants Pty Ltd, dated 02/05/2022
- Memorandum for Acoustic Design Certification, issued by Ben White of Pulse White Noise Acoustics, dated 25/02/2022
- Structural Design Statement for Construction Certificate Three and associated plans, issued by Trudy Myers of Northrop Consulting Engineers Pty Ltd, dated 29/04/2022
- Letter of Condition of Consent for A9 Staging, issued by Dylan Screpis of Hansen Yuncken, dated 13/12/2021
- Letter of Condition of Consent for A19 External Materials, issued by Dylan Screpis of Hansen Yuncken, dated 01/04/2022
- Letter of Condition of Consent for A23 Access to Information, issued by Dylan Screpis of Hansen Yuncken, dated 01/04/2022
- Letter of Condition of Consent for A27 Non-Compliance Notification, issued by Dylan Screpis of Hansen Yuncken, dated 01/04/2022
- Letter of Condition of Consent for A30 Revision of Strategies, Plans and Programs, issued by Dylan Screpis of Hansen Yuncken, dated 01/04/2022
- Letter of Condition of Consent for A31 Revision of Strategies, Plans and Programs, issued by Dylan Screpis of Hansen Yuncken, dated 01/04/2022
- Letter of Condition of Consent for B1 Notification of Commencement, issued by Dylan Screpis of Hansen Yuncken, dated 13/12/2021
- Letter of Condition of Consent for B9 Community Communication Strategy, issued by Dylan Screpis of Hansen Yuncken, dated 13/12/2021

- Statement of Design for Cark Park, issued by Dave Salangsang and Stephen Naughton of PTC, dated 02/11/2021
- CC3 Letter and FRNSW Referral Correspondence, Reference No. HY-GCOR-004593, issued by Daniel Smith of Johnstaff, dated 25/02/2022
- Waste Storage Plans, issued by Pedavoli Architects, dated 04/04/2022
- Hydraulic Drawings, issued by Osaka Consulting Group, dated 13/08/2021
- Performance Solution for Weatherproofing (FP1.4), issued by J. Gaerlan and J. William of Acor Consultants, dated 05.05.2022.

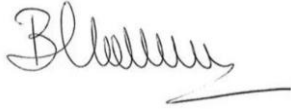


## CONDITIONS OF APPROVAL

### PART A – CONDITIONS OF CONSTRUCTION

BCA CLAUSE	Comments
<b>BCA 2019 Amdt 1</b>	The construction works must be undertaken and installed in accordance with the requirements of BCA 2019 Amdt 1 and any referenced Australian Standards in the BCA.
<b>C1.10</b>	<p>Materials must have fire hazard properties in accordance with BCA Specification C1.10 as follows: -</p> <ul style="list-style-type: none"> <li><u>Floor Coverings</u> <ul style="list-style-type: none"> <li>(i) a critical radian flux no less than <b>2.2kW/m<sup>2</sup></b> for non-sprinkler protected buildings</li> <li>(ii) a maximum smoke development rate of 750 percent minutes</li> </ul> </li> <li><u>Wall and Ceiling linings</u> <ul style="list-style-type: none"> <li>(i) a group number of 1 or 2; and</li> <li>(ii) a smoke growth rate index of not more than 100; or</li> <li>(iii) an average specific extinction area less than 250m<sup>2</sup>/kg</li> </ul> </li> <li><u>Air handling ductwork</u> <ul style="list-style-type: none"> <li>(i) Rigid and flexible ductwork must comply with the fire hazard properties set out in AS 4254 – 1995</li> </ul> </li> </ul> <p>Note: BCA 2019 has specific Australian Standards that must be complied with in determining the above requirements, consult BCA 2019 to establish the relevant testing requirements prior to specifying, ordering or installing finishes</p>
<b>C3.15</b>	Any new service penetrations in fire rated elements must be fire sealed in accordance with Clause C3.15 of BCA.
<b>D1.6</b>	Paths of travel to exits must have a clear width of no less than 1000mm. Note: Measured between fixed items, such as workstations, openings without doors, etc
<b>D2.21</b>	All door latching mechanisms to be located between 900-1100mm from the finished floor level.
<b>E4.2/E4.5</b>	New emergency lighting to be undertaken in accordance with BCA Clause E4.2 and AS2293.1 - 2005
<b>E4.5/E4.6</b>	New exit signage and alterations to suit new arrangement must be undertaken in accordance with BCA Clause E4.5, E4.6 and AS2293.1 - 2005
<b>F4.4</b>	New artificial lighting must accord with AS/NZS 1680.0 – 2009 to all rooms and corridors, lobbies and internal circulation spaces, and certified by a suitably qualified contractor upon completion.
<b>F4.5</b>	New / alterations to ventilation must be in accordance with AS1668.2-2012
<b>Part J6</b>	New artificial lighting must accord with Part J6 of BCA 2016, and certified by a suitably qualified contractor upon completion.
<b>Table D2.14</b>	Slip Resistance of new stairs / ramps, including relining of such must be provided in accordance with the required slip resistance listed in Table D2.14 of the BCA.
<b>Fire Services</b>	Any Fire Services being installation, modification or alteration must be undertaken in accordance with the listed standards of performance and BCA clause requirements of the Fire Safety Schedule.

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