

25/08/2022

Lipman Pty Ltd  
Level 6, No 66 Berry Street  
North Sydney NSW 2060

Dear Sir/Madam,

**Building Code of Australia 2019 Amendment 1 (BCA) Capability Statement**  
**Project: New School learning Hub building to existing school**  
**Property: 5 Malvina Street, Ryde NSW 2112**  
**Project Number: GDL220402**

This proposed development subject to this review, involves the construction of New School Teaching building on the existing site of the Ryde Secondary College.

The purpose of this submission is to advise that we have undertaken a preliminary assessment of the architectural drawings submitted with the Review of Environmental Factors (REF) to determine if the proposed development is capable of achieving compliance with the provisions of the National Construction Code 2019 Amendment 1, Volume 1, Building Code of Australia, BCA Class 2 to 9 Buildings (BCA).

**BCA 2019 Amendment 1 Details:**

<b>Building Use:</b>	School Classrooms
<b>Building Classification:</b>	Class 9b
<b>Type of Construction:</b>	B
<b>Rise in Storeys:</b>	2
<b>BCA Defined Effective Height:</b>	Less than 12m

Compliance with the BCA for the proposed development is capable of being achieved by a combination of compliance with the deemed-to-satisfy (DTS) provisions and the provision/documentation of Performance Solutions in accordance with Clause A5.2 of the BCA by a suitably qualified architects and consultant/s to achieve compliance with the BCA, the provision of these and assessment of the detailed design and any documentation will occur at the Crown Certificate (CC) stage.

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 4.15 of the Environmental Planning & Assessment Act 1979 and accordingly, we trust that the determination of the REF will not be subject to the assessment of any technical matters under the State's building regulations.

I can also confirm that matters pertaining to compliance with the BCA for the new works will be suitably assessed by the Crown Certifier (BCA Consultant) prior to the issue of the Crown Certificate in accordance with Section 6.28 of the Environmental Planning and Assessment Act 1979.

We trust this submission satisfies any concerns of the Consent Authority with the ability for the the proposed development to achieve compliance 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



Charles Slack-Smith / Director