

05/12/2022

Our Ref: GDL210329

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

**Wee Waa High School
1 Purcell Avenue, Wee Waa NSW 2388**

BCA Design Compliance Statement (Crown Certificate) – Site Clearing and Bulk Earthworks

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 new High School.

In reviewing the content herein, we draw particular attention to the part of the works covered by this statement, the design documentation listed including any items 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 Charles Slack-Smith.

Yours faithfully



Charles Slack-Smith
Director

BCA DESIGN COMPLIANCE STATEMENT

PRELIMINARIES

STATEMENT NO.	GDL210329
Property Address	Wee Waa High School - 1 Purcell Avenue, Wee Waa NSW 2388
Client	School Infrastructure NSW, Department of Education
Date	05/12/2022
Proposed Development	Proposed new High School

DEVELOPMENT DESCRIPTION

Proposed Works	Description
Classification(s):	5, 9b
Use of Building/Part:	Office and Educational Establishment
Subject Area of BCA Statement of Compliance (Crown Certificate - Area of Works):	Early works, Site Clearing and Bulk Earthworks

BASIS OF STATEMENT:

This statement is based upon: -

- The National Construction Code, Volume 1, Building Code of Australia BCA Class 2-9 Buildings 2019 (BCA) Amendment 1
- 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: -

- Excludes any construction elements above the piers for the footings of the buildings, excludes any floor structures or slabs or any other structures on the site.
- 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.
- 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 1 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, as marked in Red and Stamped;

Drawing No.	Titled	Prepared by	Revision	Dated
4576-WD1101	Site Plan	SHAC	T	22/11/2022
4576-WD1102	Overall Site Setout Plan	SHAC	H	22/11/2022
4576-WD1103	Building Site Plan	SHAC	O	22/11/2022

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 Form for Crown Certificate issued by Anthony Manning of School Infrastructure NSW, Department of Education, dated 01/12/2022
- Pre-Construction Condition Survey (SSD Condition B9) Reference No. ADN22266A issued by Michael Burford of Australian Dilapidations, dated 28/07/2022
- Property Condition Survey (SSD Condition B9) Reference No. ADN22266B issued by Michael Burford of Australian Dilapidations, dated 28/07/2022
- Property Condition Survey (SSD Condition B9) Reference No. ADN22266C issued by Michael Burford of Australian Dilapidations, dated 28/07/2022
- Dilapidation Survey Close Out Letter (SSD Condition B10 & B11) issued by Faran Daneshgari of Australian Dilapidations, 14/09/2022
- Pre-Construction Condition Survey (SSD Condition B12) Reference No. ADN22266E issued by Michael Burford of Australian Dilapidations, dated 01/09/2022
- Pre-Construction Condition Survey (SSD Condition B12) Reference No. ADN22266F issued by Michael Burford of Australian Dilapidations, dated 01/09/2022
- Pre-Construction Condition Survey (SSD Condition B12) Reference No. ADN22266G issued by Michael Burford of Australian Dilapidations, dated 01/09/2022
- Pre-Construction Property Condition Survey Letter Drop Off to neighbouring properties issued by Infrastructure NSW, Department of Education, dated 18/07/2022
- Geotechnical Investigation Report No. 210883.00 issued by John Niland of Douglas Partners Pty Ltd, dated 11/05/2022
- Design Statement for Pile Foundation (Rev B) and associated Piling Plans issued by Richard Addison of TALL Consulting Structural Engineers, dated 04/11/2022
- Green Star Confirmation of Lodgement (SSD Condition B17), dated 22/10/2022

- Photographic Evidence of Council Assets (SSD Condition B12) in reference to Property Condition Survey Report No. ADN22266B
- Construction Environment Management Plan (SSD Condition B20), Revision D issued by Paul Nelson of Built, dated 17/11/2021
- Construction Noise and Vibration Management Sub-Plan (SSD Condition B22) Reference No. P00145, Revision 002, issued by Tom Candalepas of E-LAB Consulting, dated 18/10/2022
- Design Statement referencing Flood Levels (SSD Condition B27) issued by Elizabeth Brown of SHAC, dated 30/09/2022
- Design Statement referencing Flood Levels (SSD Condition B28) issued by Elizabeth Brown of SHAC, dated 30/09/2022
- Earthworks Management Plan (SSD Condition B44), Revision 5, issued by James Georgiades of Warren Smith Consulting Engineers Pty Ltd, dated 17/11/2022
- Structural Design Certificate and associated Structural Plans issued by Rodney Pratt of Northrop, dated 02/11/2022

CONDITIONS OF APPROVAL

PART A – CONDITIONS OF CONSTRUCTION

BCA CLAUSE	Comments
BCA 2019 Amend 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.
Fire Services	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.
Structural Work	Any Structural works must be constructed to comply with BCA 2019 Amendment 1, Part B1, and any BCA 2019 Amendment 1 referenced Australian Standards, as well as any requirements of Geotechnical or Flood reports for the site.

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.



Charles Slack-Smith
Director
NSW Fair Trading / BDC0378