

Ref: GDL190174

05/02/2020

DFP Planning Pty Limited  
PO Box 230  
Pennant Hills NSW 1715

Attention: Amy Cropley & Stephen Earp

Dear Sir/Madam,

## Building Code of Australia 2019 (BCA) Capability Statement

**Project:** St Luke's Grammar School New Senior School Campus  
**Property:** 800 Pittwater Road, Dee Why & 224 Headland Road, North Curl Curl NSW 2099.

This proposed development subject to this review, involves alterations and additions to an existing building to create a new Senior School and carpark for St Luke's Grammar

The purpose of this submission is to advise that we have undertaken a preliminary assessment of the architectural drawings submitted with the State Significant Development (SSD) Development Application against the provisions of the **Building Code of Australia (BCA) 2019**.

### BCA Assessment:

<b>Address</b>	800 Pittwater Road, Dee Why NSW 2099
<b>Building Use:</b>	Carpark & School
<b>Building Classification:</b>	7a & 9b
<b>Type of Construction:</b>	A
<b>Rise in Storeys:</b>	4
<b>Effective Height:</b>	Less than 25m

<b>Address</b>	224 Headland Road, North Curl Curl NSW 2099
<b>Building Use:</b>	Retail & Assembly
<b>Building Classification:</b>	Class 5 & Class 9b
<b>Type of Construction:</b>	C
<b>Rise in Storeys:</b>	1 (one)
<b>Effective Height:</b>	Less than 25m

Compliance with the BCA for these specific works are in accordance with BCA by way of a combination of compliance with the deemed-to-satisfy (DTS) provisions and the documentation of performance solutions in

accordance with Clause A2.0 of the BCA, suitably prepared by an Accredited Fire Safety Engineer to achieve compliance with the performance provisions of the BCA.

Further consideration and review with respect to compliance for Part J of the BCA has been undertaken by a Sustainability Consultant as well as the Disability (Access to Premises – Buildings) Standards 2010 has been undertaken by an Accessibility Consultant which will both form part of the approval.

Notwithstanding the above comments we note that specific detailed compliance with the Building Code of Australia is not a prescribed head of consideration under the Environmental Planning & Assessment Act 1979 and accordingly, we trust that the determination will not be subject to the assessment of any technical matters under the State's building regulations.

## DESIGN DOCUMENTATION

The following architectural documentation issued by Tonkin Zulaikha Greer Architects was reviewed as part of this assessment;

Drawing No.	Titled	Revision	Dated
A-000	Cover Page	A	02/03/2020
A-001	Legend	A	02/03/2020
A-002	Site Plan	A	02/03/2020
A-003	Staging Overview	A	02/03/2020
A-004	Signage Plan	A	02/03/2020
A-010	Level 0 Existing Plan_224	A	02/03/2020
A-011	Level 1 Existing Plan_224	A	02/03/2020
A-012	Existing Roof Plan_224	A	02/03/2020
A-013	Existing Elevations_224	A	02/03/2020
A-020	Level 0 Existing Plan_800	A	02/03/2020
A-021	Level 1 Existing Plan_800	A	02/03/2020
A-022	Level 2 Existing Plan_80	A	02/03/2020
A-023	Level 3 Existing Plan_800	A	02/03/2020
A-024	Level 4 Existing Plan_800	A	02/03/2020
A-025	Existing Elevations 1_800	A	02/03/2020
A-026	Existing Elevations 2_800	A	02/03/2020
A-030	Level 0 Demolition Plan_800	A	02/03/2020
A-031	Level 1 Demolition Plan_800	A	02/03/2020
A-032	Level 2 Demolition Plan_800	A	02/03/2020

Drawing No.	Titled	Revision	Dated
A-033	Level 3 Demolition Plan_800	A	02/03/2020
A-034	Level 4 Demolition Plan_800	A	02/03/2020
A-035	West + North Demolition Elevations_800	A	02/03/2020
A-036	East + South Demolition Elevations_800	A	02/03/2020
A-040	Level 0 Demolition Plan_224	A	02/03/2020
A-041	Level 1 Demolition Plan_224	A	02/03/2020
A-042	Roof Demolition Plan_224	A	02/03/2020
A-043	Demolition Elevations - 224 Headland Road	A	02/03/2020
A-100	Level 0 Plan_224	A	02/03/2020
A-101	Level 1 Plan_224	A	02/03/2020
A-102	Roof Plan_224	A	02/03/2020
A-110	Level 0 Plan - Stage 2_800	A	02/03/2020
A-111	Level 1 Plan - Stage 2_800	A	02/03/2020
A-112	Level 2 Plan - Stage 2_800	A	02/03/2020
A-113	Level 3 Plan - Stage 2_800	A	02/03/2020
A-114	Level 4 Plan - Stage 2_800	A	02/03/2020
A-115	Level 5 Plan - Stage 2_800	A	02/03/2020
A-116	Level 0 Plan - Stage 3_800	A	02/03/2020
A-117	Level 1 Plan - Stage 3_800	A	02/03/2020
A-118	Level 2 Plan - Stage 3_800	A	02/03/2020
A-119	Level 3 Plan - Stage 3_800	A	02/03/2020
A-120	Level 4 Plan - Stage 3_800	A	02/03/2020
A-121	Level 5 Plan - Stage 3_800	A	02/03/2020
A-200	Elevations_224	A	02/03/2020
A-210	Elevations West + North_800	A	02/03/2020
A-211	Elevations East + South_800	A	02/03/2020
A-300	Sections 1_224	A	02/03/2020

Drawing No.	Titled	Revision	Dated
A-310	Sections 1_800	A	02/03/2020
A-311	Sections 2_800	A	02/03/2020
A-312	Sections 3_800	A	02/03/2020
A-313	Typical Wall Sections_800	A	02/03/2020
A-400	GFA +FSR Calculation_224	A	02/03/2020
A-401	GFA +FSR Calculation_800	A	02/03/2020
A-402	Open Space Calculation	A	02/03/2020
A-403	Accommodation Schedule_224	A	02/03/2020
A-404	Accommodation Schedule - Stage 2_800	A	02/03/2020
A-405	Accommodation Schedule - Stage 3_800	A	02/03/2020
A-406	Car Parking Schedule	A	02/03/2020

## SUPPLEMENTARY DOCUMENTATION

The following supplementary documentation was reviewed as part of this assessment;

- DA Support Statement Revision 1 issued by Mark McDaid of MCD Fire Engineering Pty Ltd, dated 14/11/2019
- Concept Fire Engineering Strategy Reference No. S19163.00, Revision CFES 1.1, issued by MCD Fire Engineering Pty Ltd, dated 14/11/2019
- Ecological Sustainable Development Report Reference No. 43194 issued by Nicholas Johnson of Wood & Grieve Engineers, dated 28/10/2019
- Access Review issued by J Barling of funktion, dated 04/03/2020

I wish to confirm that matters pertaining to compliance with the BCA have been suitably assessed in accordance with the Act.

We trust this submission satisfies any concerns of the Consent Authority with compliance of the development 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



Brett Claburn  
 Director  
 Building Professionals Board BPB0064