

25 October 2022

NSW School Infrastructure
C/- ADCO
PO Box 1060
NORTH SYDNEY NSW 2000

Attention: Angella Kelly

Revision 2

**RE: NEW LIVERPOOL PUBLIC SCHOOL
BCA / DDA CAPABILITY STATEMENT FOR SSDA MODIFICATION SUBMISSION**

This statement has been prepared to verify that Blackett Maguire + Goldsmith Pty Ltd have undertaken a review of the architectural documentation that will accompany the State Significant Development Modification application to the Department of Planning and Environment for New Liverpool High School against the Building Code of Australia 2019 (BCA) and the Disability (Access to Premises - Buildings) Standards 2010.

1.1 PROPOSAL

This statement supports a Modification Application submitted to the NSW Department of Planning and Environment (DPE) pursuant to Section 4.55(2) to modify Development Consent SSD-10391. SSD-10391 approved the construction of a new Liverpool Primary School on the corner of Lachlan Street and Burnside Drive in Liverpool. Specifically, the application will seek consent for the following modifications to the approved development:

- + New internal road.
- + New vehicle crossover off Lachlan Street.
- + New pick up and drop off spaces and staff car parking spaces along the new internal road.
- + New raised median strip on Lachlan Street.
- + Removal of two tennis courts and a basketball court at Liverpool Boys and Girls High School.
- + Deletion of road widening, pick up / drop off spaces and roundabout works to Burnside Drive (previously approved under separate planning pathway).
- + Removal of southern staff car park (previously approved under separate planning pathway).
- + Relocation of the approved preschool and associated play space area and the special support unit (SSU) and associated play to Block Y (note: during Stage 1 only – preschool and SSU spaces will be moved to newly constructed Block Z in Stage 2).
- + Refined site-wide landscaping strategy.
- + Staged construction including:
 - Stage 1 – amended school design (except Block Z) – student capacity 580 (500 K-6 students + 40 preschool students + 40 SSU students) and 40 staff.
 - Stage 2 – Construction of Block Z – student capacity increase to 1,280 (1,200 K-6 students + 40 preschool students + 40 SSU students) and 98 staff.

The proposed stage 1 and 2 schemes are shown at below.

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Architectural Plan of Stage 1



Architectural Plan of Stage 2

1.2 COMPLIANCE STATEMENT OBJECTIVES

The objectives of this statement are to:

- confirm that the SSDA architectural documentation has been reviewed by an appropriately qualified Building Surveyor and Accredited Certifier.
- confirm that the proposed new building works can readily achieve compliance with BCA 2019 pursuant to Section 6.28 of the *Environmental Planning & Assessment Act 1979*.
- confirm that the proposed new building works can readily achieve compliance with the Disability (Access to Premises – Buildings) Standards 2010.

It should be noted that it is not the intent of this statement to identify all BCA provisions that apply to the subject development. The development will be subject further assessment following receipt of more detailed documentation at S6.28 Crown Certificate stage.

1.3 REFERENCED DOCUMENTATION

This report has been prepared based on a review of the following documentation:

DRAWING No.	REVISION	DATE	DRAWING No.	REVISION	DATE
NLPS-AR-DRG-000	A	24/10/22	NLPS-AR-DRG-ST1-0000	A	24/10/22
NLPS-AR-DRG-ST1-0201	A	24/10/22	NLPS-AR-DRG-ST1-0202	A	24/10/22
NLPS-AR-DRG-ST1-1010	A	24/10/22	NLPS-AR-DRG-ST1-1020	A	24/10/22
NLPS-AR-DRG-ST1-1030	A	24/10/22	NLPS-AR-DRG-ST1-3000	A	24/10/22
NLPS-AR-DRG-ST1-3001	A	24/10/22	NLPS-AR-DRG-ST1-3002	A	24/10/22
NLPS-AR-DRG-ST1-3003	A	24/10/22	NLPS-AR-DRG-ST1-3004	A	24/10/22
NLPS-AR-DRG-ST1-4000	A	24/10/22	NLPS-AR-DRG-ST1-4002	A	24/10/22
NLPS-AR-DRG-ST1-4003	A	24/10/22	NLPS-AR-DRG-ST1-8400	A	24/10/22
NLPS-AR-DRG-ST1-8401	A	24/10/22	NLPS-AR-DRG-ST2-0000	A	24/10/22



NLPS-AR-DRG-ST2-0201	A	24/10/22	NLPS-AR-DRG-ST2-202	A	24/10/22
NLPS-AR-DRG-ST2-1000	A	24/10/22	NLPS-AR-DRG-ST2-1010	A	24/10/22
NLPS-AR-DRG-ST2-1020	A	24/10/22	NLPS-AR-DRG-ST2-3000	A	24/10/22
NLPS-AR-DRG-ST2-3001	A	24/10/22	NLPS-AR-DRG-ST2-3002	A	24/10/22
NLPS-AR-DRG-ST2-3004	A	24/10/22	NLPS-AR-DRG-ST2-4000	A	24/10/22
NLPS-AR-DRG-ST2-4002	A	24/10/22	NLPS-AR-DRG-ST2-4003	A	24/10/22
NLPS-AR-DRG-ST2-8401	A	24/10/22			

1.4 BUILDING CLASSIFICATION

Block Y/Z

BCA Classification:	Class 9b (School and Early Childhood Centre)
Rise in Storeys:	Three (3)
Type of Construction:	Type A Construction
Importance Level (Structural):	3
Sprinkler Protected Throughout:	No
Effective Height:	7.8m (RL 17.100 – RL 9.300)
Floor Area:	Approximately 8,000m ²
Max. Fire Compartment Size:	8,000m ² & 48,000m ³
Largest Fire Compartment:	<2,000m ² .
Climate Zone:	Zone 6

Note: The classification of this building and applicable of the BCA / DDA requirements to this building includes an assessment of the library as having a public use. Consideration has also been placed on the inclusion of a pre-school in the building.

Note: Block X and Block Y/Z has been assessed as separate buildings as there is no intercommunication between these buildings and they are located >6m from one another. Notwithstanding, we require confirmation that the roof structure between these buildings is not structurally reliant on both buildings (i.e. is reliant on one building or the other, but not both), and is design to be constructed of non-combustible materials.

Block X

BCA Classification:	Class 9b (School and Public Hall) Class 7b (Storage) Class 6 (Canteen)
Rise in Storeys:	One (1)
Type of Construction:	Type C Construction
Importance Level (Structural):	2 or 3 – Structural Engineer to Determine.
Sprinkler Protected Throughout:	No
Effective Height:	0m
Floor Area:	900m ²
Max. Fire Compartment Size:	<1,000m ²
Climate Zone:	Zone 6



1.5 SUMMARY OF BCA COMPLIANCE

Arising from our review, it is considered that the proposed development can readily achieve compliance with the relevant provisions of the BCA.

It is our experience that such compliance matters noted at this stage are not uncommon for a development of this nature and that they can be readily addressed at S6.28 Crown Certificate stage. In this instance, we are of the opinion that any amendments required to the design documentation in order to comply with the BCA can be addressed in the preparation of the detailed documentation for S6.28 Crown Certificate without giving rise to significant changes to the proposal as submitted for SSDA.

Please note that a further detailed assessment of the S6.28 Crown Certificate architectural plans will be undertaken prior to issue of the S6.28 Crown Certificate.

1.6 FIRE SAFETY SCHEDULE

Block Y / Z:

Statutory Fire Safety Measure	Design / Installation Standard	Proposed
Alarm Signalling Equipment	AS 1670.3 – 2018	✓
Automatic Fail Safe Devices	BCA Clause D2.21	✓
Automatic Fire Detection & Alarm System	BCA Spec. E2.2a AS 1670.1 – 2018	✓
Building Occupant Warning System	Clause 3.22 of AS 1670.1 – 2018	✓
Emergency Lifts	BCA Clause E3.4 AS 1735.2 – 2001	✓
Emergency Lighting	BCA Clause E4.2 & E4.4 AS 2293.1 – 2018	✓
Emergency Evacuation Plan	AS 3745 - 2010	✓
Exit Signs	BCA Clauses E4.5, NSW E4.6 & E4.8 AS 2293.1 – 2018	✓
Fire Blankets	AS 3504 – 1995 & AS2444 – 2001	✓
Fire Dampers	BCA Clause C3.15 AS 1668.1 – 2015 & AS 1682.1 & 2 – 2015 and Manufacturer's Specification	✓
Fire Doors	BCA Clause C2.12, C2.13, C3.4 AS 1905.1 – 2015 and Manufacturer's Specification	✓
Fire Hose Reels (Library and Preschool)	BCA Clause E1.4 AS 2441 – 2005	✓
Fire Hydrant Systems	BCA Clause E1.3 AS 2419.1 – 2005	✓
Fire Seals	BCA Clause C3.15, AS 1530.4 – 2014 & AS 4072.1 – 2014 and Manufacturer's Specification	✓
Lightweight Construction	BCA Clause C1.8 AS 1530.4 – 2014 and Manufacturer's Specification	✓
Mechanical Air Handling Systems (Automatic Shutdown)	BCA Clause E2.2 AS/NZS 1668.1 – 2015 & AS 1668.2 – 2012	✓
Paths of Travel	EP&A Regulation Clause 186	✓
Portable Fire Extinguishers	BCA Clause E1.6 AS 2444 – 2001	✓



Statutory Fire Safety Measure	Design / Installation Standard	Proposed
Warning & Operational Signs	BCA Clause D3.6 & E3.3	✓
<p>Fire Engineered Performance Solutions relating to:</p> <ol style="list-style-type: none"> 1. To rationalise the method of protecting external walls exposed to separate fire compartments. 2. To permit loadbearing columns in external walls on the topmost storey to not achieve an FRL. 3. To permit the following extended travel distances: <ul style="list-style-type: none"> <u>Ground Floor:</u> <ul style="list-style-type: none"> + Up to 21m to a point of choice from amenities. + Up to 27m to a point of choice from the mechanical plant area. + Up to 23m to a point of choice from the south-eastern homebases. <u>Level 1:</u> <ul style="list-style-type: none"> + Up to 21m to a point of choice from the amenities. + Up to 23m to a point of choice from the library. + Up to 30m to a point of choice from the staff annex. + Up to 48m to an exit from the staff annex. + Up to 45m to an exit from the south-eastern homebases. <u>Level 2:</u> <ul style="list-style-type: none"> + Up to 21m to a point of choice from the amenities. + Up to 29m to a point of choice from the north-western homebases. + Up to 45m to an exit from the south-eastern homebases. 4. To justify the external stairs being located <6m from the external walls of Block Y/Z. 5. To justify the fire hydrant booster assembly being located <10m from a non-sprinkler protected building. 6. To justify the omission of fire hose reels from areas other than school classrooms (excluding the hall, library, and pre-school). 	<p>Fire Engineering Report Ref. P00013 Dated 24 June 2022, Prepared by E-LAB Consulting.</p>	<p>✓</p>



Block X:

Statutory Fire Safety Measure	Design / Installation Standard	Proposed
Emergency Lighting	BCA Clause E4.2 & E4.4 AS 2293.1 – 2018	✓
Emergency Evacuation Plan	AS 3745 - 2010	✓
Exit Signs	BCA Clauses E4.5, NSW E4.6 & E4.8 AS 2293.1 – 2018	✓
Fire Dampers	BCA Clause C3.15 AS 1668.1 – 2015 & AS 1682.1 & 2 – 2015 and Manufacturer's Specification	✓
Fire Doors	AS 1905.1 – 2015 and Manufacturer's Specification	✓
Fire Hose Reels	BCA Clause E1.4 AS 2441 – 2005	✓
Fire Hydrant Systems	BCA Clause E1.3 AS 2419.1 – 2005	✓
Fire Seals	BCA Clause C3.15, AS 1530.4 – 2014 & AS 4072.1 – 2014 and Manufacturer's Specification	✓
Lightweight Construction	BCA Clause C1.8 AS 1530.4 – 2014 and Manufacturer's Specification	✓
Paths of Travel	EP&A Regulation Clause 186	✓
Portable Fire Extinguishers	BCA Clause E1.6 AS 2444 – 2001	✓
Warning & Operational Signs	BCA Clause D3.6	✓
Fire Engineered Performance Solutions relating to: 1. To justify the fire hydrant booster assembly being located <10m from a non-sprinkler protected building. 2. To justify the omission of fire hose reels from areas other than school classrooms (excluding the hall and library area where public access is provided).	Fire Engineering Report Ref. P00013 Dated 24 June 2022, Prepared by E-LAB Consulting.	✓

1.7 DISABILITY (ACCESS TO PREMISES – BUILDINGS) STANDARD 2010

The Disability (Access to Premises-Buildings) Standards 2010 (the Access to Premises Standards) requires the building to comply with the Access Code (BCA Part D3 & AS 1428.1-2009).

With respect to the proposed new building, compliance with the Access Code is achieved if the building complies with:

- + BCA clauses D3.1 to D3.12;
- + BCA clause E3.6;
- + BCA clauses F2.2 and F2.4.

The referenced plans show that access for people with disabilities will be available to and within the building from the main points of a pedestrian entry at the allotment boundary and accessible car spaces in accordance with BCA clause D3.1.

Detailed documentation demonstrating compliance with the above BCA provisions and AS 1428.1-2009 will be required for assessment at S6.28 Crown Certificate stage. However, our review of the DA documentation indicates that compliance with the abovementioned provisions will be readily achievable. In the event that DTS compliance is not achieved, a Performance Solution will need to be documented by an appropriately qualified Access Consultant.



1.8 CONCLUSION

This report confirms that BM+G have undertaken a review of the SSDA architectural and landscape plans for the proposed modification to the SSD against the deemed-to-satisfy provisions of the Building Code of Australia 2019 and the Disability (Access to Premises – Buildings) Standards 2010. Compliance is readily achievable without giving rise to a change that would result in an inconsistency with the approved development consent.

Yours sincerely,

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