



5 October 2021

APP Corporation Pty Limited

Attention: Brendan Fisher
Email: Brendan.Fisher@app.com.au

Dear Sir,

**RE: BCA COMPLIANCE STATEMENT FOR DA SUBMISSION
NEWCASTLE GRAMMAR SCHOOL – PARK CAMPUS
127 UNION STREET, COOKS HILL, NEWCASTLE, NSW 2300
LOT 102 DP 861562**

In accordance with our engagement to provide certification work in relation to the proposed development at the subject address, which includes the issue of a construction certificate, we have performed a preliminary review of the referenced architectural documentation (Refer Appendix B) with respect to the Building Code of Australia 2019-A1 in accordance with our role under clause 145 of the Environmental Planning and Assessment Regulation 2000.

In our opinion, the design is at a point where the relevant fundamental BCA provisions have been addressed and development consent can be sought. The finer details with respect to BCA 2019-A1 compliance can be finalised prior to the issue of a Construction Certificate.

Our review of the referenced documentation forms part of our engagement for the provision of certification work as referred to in section 29(2) of the Building and Development Certifiers Act 2018.

If you have any queries regarding the above, please do not hesitate to contact the undersigned on 4966 1127 during business hours.

Yours faithfully,

Antony Ridgway B.BCM, BDC0344 – building surveyor unrestricted
Director
NewCert Pty Ltd

ATTACHMENTS:

- Appendix A – BCA Characteristics
- Appendix B – Referenced Drawings

Appendix A – BCA Characteristics

Union Street Building	
BCA Classification:	Class 9b primary school including sports court and play areas Class 7b storage areas located on the Ground Floor and Rooftop Play storey are less than 10% floor area of the storey, so class 9b applies to the whole storey.
Rise in Storeys:	4 Note: the rooftop sports court is counted as a storey due to the proposed lightweight roof over the court, based on the BCA definition of storey
Floor Area:	Ground floor – 870m ² First floor – 764m ² Second floor – 764m ² Rooftop Play – 850m ² Total – 3,253m²
Volume (approx):	11,500m ³
Type of Construction:	Type A
Effective height:	13.730 – 2.570 = 11.16m
Climate zone:	5
Conditioned spaces:	First floor and second floor

Block B	Existing	Proposed
BCA Classification:	Ground floor – class 9b primary school First floor – class 9b primary school	Ground floor – class 5 administration, class 9b primary school First floor – class 9b primary school
Rise in Storeys:	2	2
Floor Area:	Ground floor – 595m ² First floor – 430m ² Total – 1,025m²	Ground floor – 595m ² First floor – 430m ² Total – 1,025m²
Volume (approx):	3,000m ³	3,000m ³
Type of Construction:	Type B	Type B
Effective height:	3.43m	3.43m
Climate zone:	5	5

Appendix B – Referenced Drawings

Architectural drawings prepared by SHAC as follows:

Project No: 4293

Drawing No.	Revision	Drawing No.	Revision
2.01	J	2.26	-
2.11	J	2.27	F
2.12	I	2.28	D
2.13	C	2.29	G
2.14	C	2.30	D
2.15	B	2.31	D
2.16	A	2.32	D
2.21	L	2.33	D
2.22	L	2.34	C
2.23	L	2.35	C
2.24	K	2.36	C
2.25	A	2.38	C