

23 March 2022

NSW Department of Planning and Environment
Att: Minister for Planning
GPO Box 39 Sydney
NSW 2000

Dear Minister Roberts

BUILDING CODE OF AUSTRALIA CAPABILITY STATEMENT – Rev A
Property: Murwillumbah Education Campus

The purpose of this submission is to advise that we have undertaken a preliminary assessment of the revised architectural drawings by Architectus as listed below in Table 1 Appendix A, against the provisions of the Building Code of Australia 2019 Amendment 1 (“BCA”) as per the requirements under Clause 19 of the Environmental Planning & Assessment (Development Certification and Fire Safety) Regulation 2021.

Proposed Development:

The Murwillumbah Education Campus development involves the co-location of Murwillumbah Primary School, Murwillumbah East Primary School, Murwillumbah High School, and Wollumbin High School, to establish a new primary school and a new high school as part of the same education campus. The project will include the following scope of works within the SSD application:

- Demolition of all Buildings except A & E
- All inground slabs, pathways, hardstands and footings
- Associated ground works required to facilitate the construction of new buildings and landscaped areas
- Construction of new Buildings 1, 2, 3 and 4:
 - Building 1 – New public school building comprising general learning spaces, administration, canteen, School Support Unit (SSU) and library;
 - Building 2 – Hall building including a public school hall, out of school hours care (OSHC) facilities, high school hall/gymnasium and other spaces for physical education and creative and performing arts (CAPA);
 - Building 3 – New high school building including the following facilities; general and specialist learning spaces, SSU, and library.
 - Building 4 - New high school building including the following facilities; science, support, administration and canteen;
- Refurbish Building A for DoE offices and school community health facilities along with associated access requirements. Building A is a locally listed heritage building and will be retained and refurbished;
- Refurbishment of Building F to provide learning space for agricultural education;
- Retention of existing AY.
- Creation of new public school and high school outdoor learning spaces to support future focused learning outcomes;

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- New landscaping and embellishment of outdoor playgrounds;
- Civil and infrastructure works; and
- Kiss n drop and parking off Nullum Street

Building Classification:

Under BCA 2019 Amendment 1, and as confirmed by the Project BCA Consultant, the proposed development (new works) is located within building classifications as detailed below:

Building A: Existing heritage building:

Site Level	Building Level	Proposed Use	Building Classification
HS 00 (RL8.00)	--	--	--
HS 01 (RL11.60)	--	--	--
HS 02 (RL15.20)	--	--	--
03 (RL19.50)	Basement	School – Use/program to be determined	Anticipated as 9b assembly building / 5 Office - TBC
04 (RL22.61)	Ground	School – Community Health Hub	9b assembly building /5 Office
05 (RL26.80)	Level 1	School – Department of Education Administration/Offices	5 Office

Building F: Existing building:

Site Level	Building Level	Proposed Use	Building Classification
HS 00 (RL8.00)	--	--	--
HS 01 (RL11.60)	Ground	High School – GLS Classrooms, Agricultural Workshop, Storage	9b assembly building / 7b storage
HS 02 (RL15.20)	--	--	--
HS 03 (RL18.80)	--	--	--
HS 04 (RL22.40)	--	--	--

Building 1 – New building:

Site Level	Building Level	Proposed Use	Building Classification
PS 00 (RL7.50)	Ground	Primary School – Administration offices, Home-base classrooms, Special Support Unit	9b assembly building /5 Office
PS 01 (RL11.10)	Level 1	Primary School – Library, Home-base classrooms, outdoor learning, amenities	9b assembly building

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PS 02 (RL14.70)	Level 2	Primary School – Home-base classrooms, outdoor learning, amenities	9b assembly building
(RL7.00)	External	Waste Store, Bike Store	Class 10a non-habitable building

Building 2 – New building:

Site Level	Building Level	Proposed Use	Building Classification
PS 00 (RL7.50)	Ground	Primary School – Hall, Canteen, OSHC, Storage, COLA, Assembly, Amenities	9b assembly building
HS 00 (RL7.50)	Ground	High School – Gym, Canteen, Store, COLA, Assembly, Amenities	9b assembly building
HS 01 (RL11.60)	Level 1	High School – GLS Classrooms, Performing Arts, PE/Fitness Lab, Movement Studio, CAPA Staff (less than 10% floor area)	9b assembly building
HS 02 (RL15.20)	--	--	--
HS 03 (RL18.80)	--	--	--
HS 04 (RL22.40)	--	--	--

Building 3 – New building:

Site Level	Building Level	Proposed Use	Building Classification
HS 00 (RL8.00)	--	--	--
HS 01 (RL11.60)	--	--	--
HS 02 (RL15.20)	Level 02	High School – GSL Classrooms, SSU (Special Support Unit) Offices, STEM Staff (less than 10% floor area) Workshop, Storage	9b assembly building
HS 03 (RL18.80)	Level 03	High School – GLS Classrooms, Outdoor learning, Amenities, General Staff room	9b assembly building
HS 04 (RL22.40)	Level 04	High School – Library, Senior Study areas, Seminar rooms, Administration/ Staff areas, GLS Classrooms, Amenities	9b assembly building /5 Office

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Building 4 – New building:

Site Level	Building Level	Proposed Use	Building Classification
HS 00 (RL8.00)	Ground 00	High School – Administration offices, Reception, Bike Store	9b assembly building /5 Office
HS 01 (RL11.60)	Level 01	High School – Staff lounge/study, GLS Classrooms, Amenities	9b assembly building /5 Office
HS 02 (RL15.20)	Level 02	High School – GLS Classrooms, Kitchen/Bistro, Visual Arts Workshop, Storage	9b assembly building
HS 03 (RL18.80)	Level 03	High School – GLS Classrooms, Science labs, storage, Outdoor learning, Amenities	9b assembly building
HS 04 (RL22.40)	--	--	--

Compliance with the BCA for these specific works will be able to be achieved by a combination of compliance with the deemed-to-satisfy (DTS) provisions and the Performance Requirements. Fire Engineering and Access for Persons with Disabilities performance solutions will be justified to the degree necessary as the detailed design progresses. Such performance solutions will be approved by Group DLA at the Crown Building Certificate Stage when found to demonstrate compliance.

Group DLA BCA Report 210073 Rev C dated 19 April 2021 contains a review of Existing Building A. Relevant issues noted will be addressed to the satisfaction of the BCA throughout the project namely the detailed design stages.

At this stage of the documentation the following DTS issues have been identified which are to form part of the performance solution justifications and/or be rectified accordingly:

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- Structural Engineering – The use of timber CLT which is not covered within the BCA DTS provisions.
- Fire Engineering – Reduction in (FRL) fire resistance levels.
- Fire Engineering - Potential Oversized Fire Compartmentation, due to the connection of covered linkways.
- Fire Engineering - Justification of unprotected openings within proximity, due to the connection of covered linkways.
- Fire Engineering - Extended travel distances to various areas.
- Fire Engineering - Omission of fire hose reels to certain areas.
- Fire Engineering - Omission of smoke exhaust provisions to the stage – Building 2.
- Fire Engineering – Omission of fire rating protection to external stairs.
- Fire Engineering – Potential rationalisation of fire suppression systems.
- Façade Engineering - Weatherproofing Performance Solution for façade systems.
- DDA Access – Refer Group DLA Access Capability Statement dated 23 March 2022
- Other – TBC - Subject to a detailed assessment of the post SSD submission plans.

Notwithstanding the above comments we note that specific detailed compliance with the BCA 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 development application will not be subject to the assessment of any technical matters under the state's building regulations.

In this regard and pursuant to Clause 36 of the Environmental Planning & Assessment Regulation 2021, we trust that the Consent Authority will not require any additional information in the

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determination of the development application for technical BCA matters that will be assessed at the Crown Building Certificate stage.

As such we hereby confirm that matters pertaining to compliance with the BCA will be suitably assessed by the appointed Certifying Authority prior to the issue of the construction certificate in accordance with Section 6.28 of the EP&A 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



Shane Berry

Technical Director (*Accred. Certifier - A1*)

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Appendix A – Plan Documentation Assessed

SSDA DRAWING LIST			
Sheet Number	Sheet Name	Current Revision	Current Revision Date
SSDA0000	COVER SHEET + DRAWING LIST	D	15-03-22
SSDA0010	EXISTING SITE PLAN	D	15-03-22
SSDA0011	DEMOLITION SITE PLAN	E	15-03-22
SSDA0012	SITE PLAN PROPOSED	F	15-03-22
SSDA0013	INFRASTRUCTURE MANAGEMENT PLAN	C	15-03-22
SSDA1000	GROUND LEVEL	D	15-03-22
SSDA1001	LEVEL 01	D	15-03-22
SSDA1002	LEVEL 02	D	15-03-22
SSDA1007	LEVEL 03	D	15-03-22
SSDA1008	LEVEL 04	D	15-03-22
SSDA1009	ROOF LEVEL	D	15-03-22
SSDA1013	BUILDING F EXISTING VS PROPOSED	D	15-03-22
SSDA1110	BUILDING A EXISTING	E	15-03-22
SSDA1111	BUILDING A PROPOSED	E	15-03-22
SSDA1112	BUILDING A EXISTING VS PROPOSED PLANS	E	15-03-22
SSDA1113	BUILDING A SECTIONS	E	15-03-22
SSDA1114	BUILDING A ELEVATIONS EXISTING VS PROPOSED - NORTH + SOUTH	E	15-03-22
SSDA1115	BUILDING A ELEVATIONS EXISTING VS PROPOSED - EAST + WEST	E	15-03-22
SSDA2000	STREET ELEVATIONS	D	15-03-22
SSDA2010	MATERIAL PALETTE	C	15-03-22
SSDA2011	COLOUR PALETTE	A	15-03-22
SSDA2100	SITE SECTIONS NORTH SOUTH	D	15-03-22
SSDA2101	SITE SECTIONS EAST WEST	D	15-03-22
SSDA4800	AREA PLAN LEVEL 00 & LEVEL 01	D	15-03-22
SSDA4801	AREA PLAN LEVEL 02 & LEVEL 03	D	15-03-22
SSDA4802	AREA PLAN LEVEL 04 & 05	D	15-03-22
SSDA4900	SHADOW STUDIES WINTER SOLSTICE EXISTING VS PROPOSED	D	15-03-22
SSDA4901	SHADOW STUDIES SUMMER SOLSTICE EXISTING VS PROPOSED	D	15-03-22