

Re: 15-204499_Preda_Capstat_Shoreschool_080616

8 June 2016

Sydney Church of England Grammar School

c/- epm Projects Pty Ltd
Level 2, 204 Clarence Street
Sydney NSW 2000

Attention: Jordan Graham / Nicholas D'Ambrosio

Re: Building Code of Australia 2016 - Capability Statement for Development Application
Project: Shore Physical Education Centre
Address: Blue St, North Sydney NSW 2060

I refer to the above project and to the impending lodgement of a Development Application for the proposed Shore Physical Education Centre development.

The School campus at North Sydney is located on circa eight (8) hectares of land and comprises three (3) main sites being the Senior School, Preparatory School and Graythwaite. The current site comprises the School's existing 25 metre outdoor swimming pool, change rooms, 2 indoor basketball courts, weights room, 2 squash courts, internal storage areas and PDHPE office.

We understand the proposed Shore Physical Education Centre development will include the following:

- 11 new classrooms,
- 50m swimming pool – 8 lanes in width, change rooms, spectator seating, recovery pools,
- Basketball courts - three indoor courts, tiered seating (also to double as a large function space, assembly area and exam area),
- Gym area including weights room, cardio / spin room, and rowing erg room,
- Multipurpose area – gymnastics – including open space, pit trampolines and misc gymnastics equipment,
- Office work spaces,
- Change rooms,
- Storage facilities,
- Parking (including Bishops Gate carparking extension),
- Rooftop area.

The classification will be Class 9b School according to the Building Code of Australia 2016.

We can confirm that we believe the works proposed will be capable of achieving compliance with the Building Code of Australia 2016, subject to normal design development and assessment required at the next stage of documentation which occurs in the time between the Development Application and the issue of the relevant Construction Certification.

In our opinion, Development Consent should not be withheld for concern that the building / works cannot meet the performance requirements of the Building Code of Australia 2016. This is based on reliance on fire engineering by Umow Lai.

Philip Chun Building Code Consulting has reviewed the drawings referenced below, that will form part of the DA application, at a concept level for compliance.



Drawings by Cox Architecture Pty Ltd:

Drawing No. (revision)	Titled	Dated
A-DA-0000 (01)	Covert Sheet	27/05/16
A-DA-0001 (01)	Site Location Plan – Existing	27/05/16
A-DA-0002 (01)	Site Location Plan – Proposed	27/05/16
A-DA-0003 (01)	Site Analysis Plan – Existing Buildings	27/05/16
A-DA-0004 (01)	Site Analysis Plan – Existing Building Tenancy & Usage	27/05/16
A-DA-0005 (01)	Site Analysis Plan – Heritage Significance	27/05/16
A-DA-0006 (01)	Site Analysis Plan – Climate & Topography	27/05/16
A-DA-0007 (01)	Site Analysis Plan – Built Conditions	27/05/16
A-DA-0008 (01)	Site Analysis Plan – Pedestrian & Vehicle Access	27/05/16
A-DA-0009 (01)	Site Analysis Plan – NSW LEP Building Height Standards	27/05/16
A-DA-0010 (01)	Site Plan – Existing	27/05/16
A-DA-0011 (01)	Site Plan – Demolition	27/05/16
A-DA-0012 (01)	Site Plan – Proposed	27/05/16
A-DA-0013 (01)	Site Plan – DA Envelope Comparison	27/05/16
A-DA-0014 (01)	DA Envelope Comparison – East & South Elevations	27/05/16
A-DA-0015 (01)	DA Envelope Comparison – West Elevation	27/05/16
A-DA-0016 (01)	8.5m & 12m Height Standard – Existing	27/05/16
A-DA-0017 (01)	8.5m & 12m Height Standard – Approved DA336/98 & MP_10_0149	27/05/16
A-DA-0018 (01)	8.5m & 12m Height Standard – Proposed	27/05/16
A-DA-2100 (01)	Lower Ground Floor Plan – RL55.00	27/05/16
A-DA-2110 (01)	Ground Floor Plan – RL59.00	27/05/16
A-DA-2120 (01)	First Floor Plan – RL63.00	27/05/16
A-DA-2130 (01)	Second Floor Plan – RL67.20	27/05/16
A-DA-2140 (01)	Third Floor Plan - RL71.30	27/05/16
A-DA-2150 (01)	Fourth Floor Plan – RL75.40	27/05/16
A-DA-2190 (01)	Bishops Gate Ground Floor Plan – RL56.75	27/05/16
A-DA-2191 (01)	Bishops Gate First Floor Plan – RL59.60	27/05/16
A-DA-2192 (01)	Bishops Gate Roof Plan – RL64.50	27/05/16
A-DA-3001 (01)	East & South Elevations	27/05/16
A-DA-3002 (01)	Internal Elevations	27/05/16
A-DA-3090 (01)	Bishops Gate Elevation – Union Street	27/05/16
A-DA-4001 (01)	Sections Overall 1	27/05/16
A-DA-4002 (01)	Sections Overall 2	27/05/16
A-DA-4090 (01)	Bishops Gate Overall Sections	27/05/16
A-DA-8000 (1)	Shadow Diagrams – Adjacent Buildings	27/05/16
A-DA-8001 (1)	Shadow Diagrams – 21 March – 9am	27/05/16
A-DA-8002 (1)	Shadow Diagrams – 21 March – 12 noon	27/05/16
A-DA-8003 (1)	Shadow Diagrams – 21 March – 3pm	27/05/16
A-DA-8004 (1)	Shadow Diagrams – 21 June – 9am	27/05/16
A-DA-8005 (1)	Shadow Diagrams – 21 June – 10am	27/05/16
A-DA-8006 (1)	Shadow Diagrams – 21 June – 11am	27/05/16
A-DA-8007 (1)	Shadow Diagrams – 21 June – 12 Noon	27/05/16
A-DA-8008 (1)	Shadow Diagrams – 21 June – 1pm	27/05/16
A-DA-8009 (1)	Shadow Diagrams – 21 June – 2pm	27/05/16
A-DA-8010 (1)	Shadow Diagrams – 21 June – 3pm	27/05/16
A-DA-8011 (1)	Shadow Diagrams – 21 September – 9am	27/05/16
A-DA-8012 (1)	Shadow Diagrams – 21 September – 12 Noon	27/05/16
A-DA-8013 (1)	Shadow Diagrams – 21 September – 3pm	27/05/16
A-DA-8014 (1)	Shadow Diagrams – Proposed and Compliant Comparison	27/05/16
A-DA-8101 (01)	3D View 1	27/05/16
A-DA-8102 (01)	3D View 2	27/05/16
A-DA-9100 (01)	External Finished Board	27/05/16

If you have any queries in regard to the above, please do not hesitate to contact the undersigned.

Regards,

Robert Marinelli
Director / Accredited Certifier
PHILIP CHUN BUILDING CODE CONSULTING