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26/05/2021

Our Ref: GDL 200067.2

School Infrastructure NSW (SINSW)
Level 8, 259 George Street
Sydney NSW 2000

Dear Sir/Madam,

Building Code of Australia 2019 Amendment 1 (BCA) Capability Statement
Property: SINSW Far North Coast Schools Program, NSW

Kingscliff Public School - 12 Orient Street, Kingscliff NSW 2487 (SSD Lodgement Package)

The purpose of this submission is to advise that we have undertaken a preliminary assessment of the architectural drawings submitted with the SSD Application against the provisions of the **National Construction Code 2019 Amendment 1, Volume 1, Building Code of Australia, BCA Class 2 to 9 Buildings (BCA)** as per the requirements of Clause 98 of the Environmental Planning & Assessment Regulation 2000.

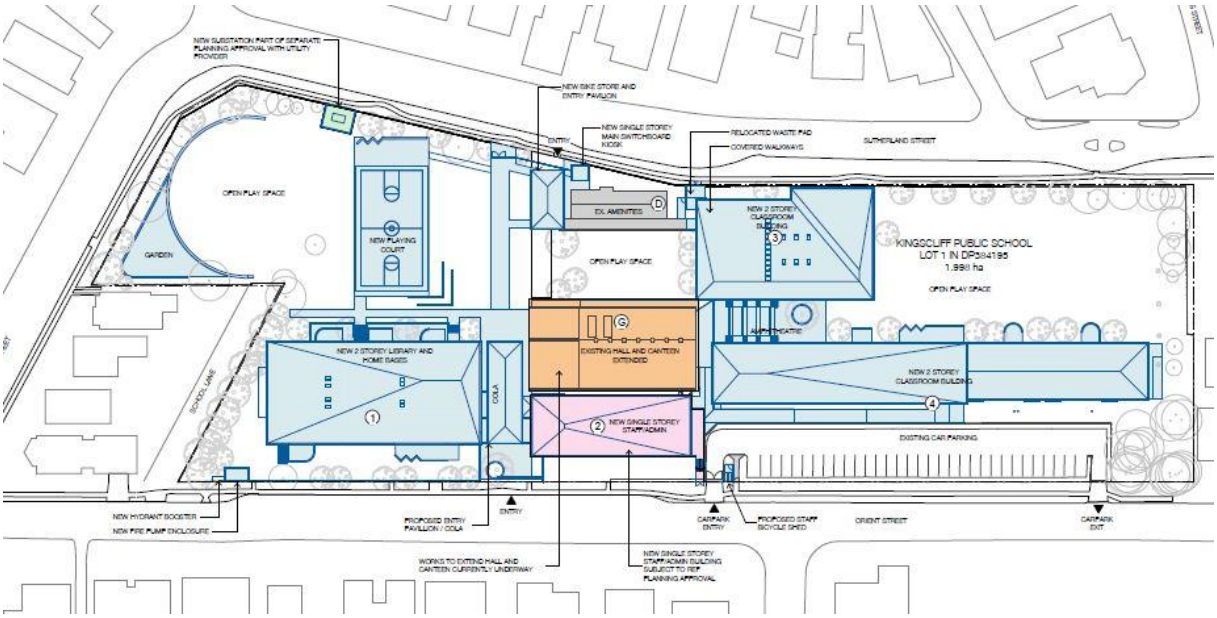

Figure 2 – Proposed development

The SSD /CC approval consists of;

1. Significant Demolition works
2. Construction of a 2 Storey Homebase- Building 1,
3. Construction of a 2 Storey Homebase- Building 3
4. Construction of a 2 Storey Homebase- Building 4
5. Play area and associated infrastructure.
6. COLA
7. Entry area

3.1 Building Description

Building 1 - Homebases & Library

Characteristic	Description
Type of Construction:	Type B
Class/Use:	New two (2) Storey Homebases and Library; **Class 9b**
Floor Area of Building: To be confirmed by Architect TBC	Grd 1,300m^2 (fire compartment calculation) Population generating floor area, 780m^2 /2 population 390pp. Requires 4m exit width FL 1,300m^2 (fire compartment calculation Population generating floor area, 780m^2/2 population 390pp. Requires 4m exit width Total Floor area for fire compartment 2,600m^2
United	No
Max Fire Compartment Size:	Within limits (5,500m^2)
Proposed Fire Compartments:	2,600m^2
Rise in Storeys:	2
Levels Contained:	2
Effective Height:	Less than 12m
Required Exits: (All stair widths have been assumed as no dimensions are available to be confirmed by Architect).	Ground Floor require Two (2): There are multiple exits on the ground floor 1.5 m stair, 2m stair, 2m stair, 1.5 +1.5 either side of the level egress to Cola, total being 9m which provides for a total population of 1040pp First Floor require min Two (2) Three (3) Non-fire isolated stairs width 1.5+1.5 +2 = 5m total population 560 persons
Climate Zone:	Zone 2

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Building 3: Homebase

Characteristic	Description
Type of Construction:	Type B
Class/Use	New two (2) storey Classroom building. **Class 9b**
United	No
Floor Area and require exit width of Building per storey: (All stair widths have been assumed as no dimensions are available to be confirmed by Architect, mid handrails at 2m CC can increase exit width).	Lower Ground: **920m²** (fire compartment calculation) Population generating floor area, 820m² /2 population 410pp Requires 4m exit width Ground: **1100m²** (fire compartment calculation Population generating floor area, 610m² /2 population 310pp, requires 3m exit width. Total Floor area for fire compartment **2,260m²**
Max Fire Compartment Size:	5,500m²
Rise in Storeys:	2
Levels Contained:	2
Effective Height:	Less than 12m
Proposed Fire Compartments:	2,260m², Within limits (5,500m²)
Climate Zone:	Zone 2

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Building 4 - Homebases

Characteristic	Description
Type of Construction:	Type B
Class/Use:	New two (2) storey Classroom Building. **Class 9b**
Floor Area and require exit width of Building per storey: (All stair widths have been assumed as no dimensions are available to be confirmed by Architect, mid handrails at 2m CC can increase exit width).	Lower Ground **1,250m^2** (fire compartment calculation) Population generating floor area, 1200m^2 /2 population 600pp Requires 5.5m exit width Ground **830m^2** (fire compartment calculation Population, generating floor area, 830m^2 /2 population 415pp, requires 4m exit width. Total Floor area for fire compartment **2080m^2**
United	No
Max Fire Compartment Size:	5,500m^2
Proposed fire compartment size	2,080m^2
Rise in Storeys:	2
Levels Contained:	2
Effective Height:	Less than 12m
Required Exits: (All stair widths have been assumed as no dimensions are available to be confirmed by Architect).	Lower Ground Floor requires: Two (2): There are multiple exits on the ground floor exceed 6m exit width assume level egress onto grass is provided as intended. Ground Floor requires: Two (2) Three (3) provided: 2 x 2m Non-fire isolated stairs and one (1) 1m access ramp. Total available width 5m
Climate Zone:	Zone 2

Building: COLA

Characteristic	Description
Type of Construction:	Type C
Class/Use	New COLA It is understood this building is structurally independent to all buildings and has no significant fire load. **Class 10a**
United	No
Floor Area of Building:	TBC
Max Fire Compartment Size:	Within limits (3,000m^2)
Rise in Storeys:	1
Levels Contained:	1
Effective Height:	Less than 12m
Required Exits:	Ground Floor: Require 2min. Design provides; 2 means of exit.
Climate Zone:	Zone 2

Table 5 – Building Characteristic(s)

DESIGN DOCUMENTATION

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

Drawing No.	Titled	Prepared by	Rev
-	Cover Page - State Significant Development Application	SJB Architects	-
SSDA-1-X-0101	Existing Location Plan	SJB Architects	3
SSDA-1-X-0102	Proposed Location Plan	SJB Architects	3
SSDA-1-X-0103	Site Analysis	SJB Architects	3
SSDA-1-X-0104	Planning Approval Diagram	SJB Architects	3
SSDA-1-X-0111	Site Plan – Existing and Demolition	SJB Architects	3
SSDA-1-X-0121	Site Plan – Proposed Lower Ground Level	SJB Architects	3
SSDA-1-X-0122	Site Plan – Proposed Ground Level	SJB Architects	3
SSDA-1-X-0123	Site Plan – Proposed Level 01	SJB Architects	3
SSDA-1-X-0124	Site Plan – Proposed Roof Level	SJB Architects	3
SSDA-1-1-0201	Building 1 – Library & Home Bases – Floor Plans and Roof Plan	SJB Architects	3
SSDA-1-4-0201	Building 4 – Classrooms – Floor Plans	SJB Architects	3
SSDA-1-3-0201	Building 3 – Home Bases – Floor Plans and Roof Plan	SJB Architects	3
SSDA-1-1-0201	Sutherland Street Entry – Cola and MSB – Floor Plans and Roof Plan	SJB Architects	3

Drawing No.	Titled	Prepared by	Rev
SSDA-1-1-0501	Building 1 – Library & Home Bases – Elevations, Sections and Axo	SJB Architects	3
SSDA-1-3-0501	Building 2 – Home Bases – Sections, Elevations and Axo	SJB Architects	3
SSDA-1-4-0501	Building 4 – Home Bases – Sections, Elevations and Axo	SJB Architects	3
SSDA-1-X-0501	Street Elevations – Proposed	SJB Architects	3
SSDA-1-X-0601	Site Sections – Proposed	SJB Architects	3
SSDA-1-X-3101	Shadow Diagrams – 9AM Winter Solstice	SJB Architects	3
SSDA-1-X-3102	Shadow Diagrams – 12PM Winter Solstice	SJB Architects	3
SSDA-1-X-3103	Shadow Diagrams – 3PM Winter Solstice	SJB Architects	3
SSDA-1-X-3201	GFA Plan – Proposed – Lower Ground Level	SJB Architects	3
SSDA-1-X-3202	FGA Plan – Proposed – Ground Level	SJB Architects	3
SSDA-1-X-3203	GFA Plan – Proposed Level 01	SJB Architects	3
SSDA-1-X-3211	Staging Diagrams	SJB Architects	3
SSDA-1-X-3221	Materials	SJB Architects	3

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CONCLUSION & ADVISORY

Compliance with the BCA for these specific areas is capable of being achieved by a combination of compliance with the deemed-to-satisfy (DTS) provisions and the provision/documentation of performance solutions in accordance with Clause A5.2 of the BCA by a suitably qualified consultant/s to achieve compliance with the performance provisions of the BCA, the provision and assessment of these reports/documents will occur at the Crown Certification (CC) stage.

Further consideration and review with respect to compliance with the Disabled Access, and Section J Energy Efficiency provisions has been undertaken by suitably qualified consultants which will form part of the CC Documentation.

In regard to the new building works proposed pursuant to Clause 54 (4) of the Environmental Planning & Assessment Regulation 2000, we trust that the Consent Authority will not require any additional information in the determination of the development application for technical BCA matters that will be assessed at the Crown Certification stage.

Further consideration and review with respect to compliance with the Disabled Access, and Section J Energy Efficiency and Fire Engineering provisions has been undertaken by suitably qualified consultants which will form part of the CC Documentation.

The attached advice is high level and preliminary in nature and intended to assist the design team with their redesign that is currently underway. Concurrence from the appointed Crown Certifier should be sought to ensure continuity of the project.

Should you require further assistance or clarification please do not hesitate to contact the undersigned at your convenience.

Yours sincerely

Justin Jones-Gardiner
Director
NSW Fair Trading BDC0204 (Grade A1 – Unrestricted)