



Date: 17 July 2020

Lindsay Beard
Design Confidence
Shop 2, 35 Buckingham Street
Surry Hills NSW 2010

Dear Lindsay,

Re: 20-0214 - Kyeemagh Public School - Early works - DRAFT
Architectural Design Certification

This letter addresses some SSD conditions and crown certificate items for the early works on this project.
The current design conforms as follows -

Condition A19 - The external walls of all buildings including additions to existing buildings must comply with the relevant requirements of the BCA.

Condition B5 - Prior to the commencement of construction, the Applicant must provide the Certifier with documented evidence that the products and systems proposed for use or used in the construction of external walls, including finishes and claddings such as synthetic or aluminium composite panels, comply with the requirements of the BCA.

The NCC requires that the external walls and all their components should be non-combustible (C1.9). The proposed external wall is brick/block veneer as shown on the typical wall section (Doc 1 enclosed). The outer skin will be part clay brick (similar Nubrick traditional pressed brick) and part blockwork (similar Austral Australite concrete block). The inner skin will have steel studwork, similar to Rondo Maxiframe, with a plasterboard lining. Windows and door sets will be aluminium framed with a powder coat finish. None of these elements are combustible (per AS 1530.1 - 1994). 90mm insulation will be required in the stud layer (similar 90mm Fletcher R2.5 HD Wall Pink Batts Insulation). Compliance with AS 1530.1 - 1994 for this product is found in Fletcher's technical data (enclosed).

The elevations A2501 (enclosed) show a decorative cladding layer outside this conventional external wall construction. This will be supported by its own structural steel frame independent of the weather wall. The finish codes on the decorative cladding layer correspond with proposed materials as follow -

AN01 - Anodised aluminium frame
MT02 - Metal deck similar Lysaght Longline 305 with colorbond finish
MT03 - Galvanised or painted mild steel frame
MT04 - Metal mesh - woven brass wire or similar
PC01 - Precast concrete or concrete block plinths

None of these materials is combustible.

The NCC requires that any 'external wall (including openings around windows and doors) must prevent the penetration of water that could cause - (a) unhealthy or dangerous conditions, or loss of amenity for occupants; and (b) undue dampness or deterioration of building elements.' (FP1.4 in Volume 1). Whilst this part of Volume 1 doesn't provide any deemed-to-comply external wall systems, Volume 2 of the NCC does. The performance requirement for weather proofing in Volume 2 (P2.2.2) has exactly the same wording as that in Volume 1 (above). Volume 2 then provides deemed-to-comply systems that will meet this performance requirement including Masonry Veneer (Part 3.3.5). The typical wall section on this project (enclosed) will conform to Part 3.3.5 of Volume 2 of the NCC so will meet Performance Requirement P2.2.2 Weatherproofing (Volume 2) and, because it is identical, Performance Requirement FP1.4 Weatherproofing (Volume 1).



Condition B26 - Prior to the commencement of construction, the Applicant must obtain agreement from Council for the design of the operational waste storage area (where waste removal will be undertaken by Council). Where waste removal will be undertaken by a third party, evidence must be provided to the Certifier that the design of the operational waste storage area:

- (a) is constructed using solid non-combustible materials;*
- (b) is designed to ensure the door/gate to the waste storage area is vermin proof and can be openable from both inside and outside the storage area at all times;*
- (c) includes a hot and cold water supply with a hose through a centralised mixing valve;*
- (d) is naturally ventilated or an air handling exhaust system must be in place; and*
- (e) includes signage to clearly describe the types of materials that can be deposited into recycling bins and general garbage bins.*

Correspondence with Council indicating agreement with the design of the operational waste storage area is enclosed.

Crown Certificate Item 1 - Provide copies of specifications. The specification is to;

- (i) describe the construction and materials of which the building is to be built and the method of drainage, sewerage and water supply; and*
- (ii) state whether the materials proposed to be used are new or second hand and give particulars of any second hand materials used; and*
- (iii) in case of demolition, detail the age and condition of buildings or works to be demolished*
- (iv) detail the method/s of securing the site during the course of construction.*

The architectural specification and finishes schedule are enclosed. The hydraulic specification and drawings form part of this submission.

(i) The architectural specification and finishes schedule describe the construction and materials of which the building is to be built. The hydraulic specification and drawings describe the method of drainage, sewerage and water supply.

(ii) All materials will be new.

(iii) The demolition plan A1001 (enclosed) identifies the buildings and works to be demolished. Judging by the aerial photographs (in the Detailed Site Investigation by Cardno) these buildings were built in the following periods -

- Building A - 2000-2009 (11-20 year old, demountable building)
- Building B - 2009-2010 (10-11 year old, brick library)
- Building C - 1955-1961 (59-65 year old, weatherboard building)
- Building D - 1930-1943 (77-90 year old, fibre cement-clad building)
- Building E - 1943-1951 (69-77 year old, weatherboard building)
- Building F - 2000-2009 (11-20 year old, steel framed COLA)
- Building G - 1943-1951 (69-77 year old, weatherboard building)
- Building H - 1982-1991 (29-38 year old, fibre cement-clad building)
- Building J - 2000-2009 (11-20 year old, playground and shade structures)
- Building K - 2016 - present (4 year old, demountable building).

All the buildings on site are in fair condition. Any risks associated with their demolition and associated site works have been identified in the Detailed Site Investigation and Asbestos Register (by Parsons Brinckerhoff) which were submitted with the SSDA. The Remediation Action Plan (also by Cardno and submitted with the SSDA) lays out the strategy for safe, site-wide remediation.

(iv) The staging plans for the works are enclosed (Site Plan - stage 1 and Site Plan - stage 2). These show proposed perimeter fencing for each stage. The construction site and the operating school will be separated by a Type B solid plywood hoarding, certified by an Engineer, during construction. This will remain until completion.



The external perimeter is secured by the existing palisade fencing. Banner mesh has been applied to the palisade fencing for dust control. The rear of the property adjoining the neighbours to the west has an existing colorbond fence. Taylor will install a temporary Type A fence in front of this fencing for added security and to protect this fence from damage.

The site is accessible to pedestrians via gate 3 only. This gate has a Digital Lock and can only be opened with a code. The vehicular entry gates can only be used when a spotter or traffic controller is present to open and close the gate for incoming and outgoing vehicles.

Crown Certificate Item 2 - Provide design statement(s) certifying that the proposed works comply with the BCA, all relevant Australian Standards:

- (i) Structural Engineer
- (ii) Electrical Engineer (with respect to in-ground services)
- (iii) Civil Engineer
- (iv) Stormwater Engineer (with respect to in-ground services)
- (v) Hydraulic Engineer (with respect to in-ground services)

Certificates from each of these disciplines form part of this submission.

Crown Certificate Item 3 - Please provide a statement from the architect that the proposed works forming part of the early works stage will be consistent with the SSD approved plans.

dwp advise that we have examined the following documents (which form part of this submission) and that they are consistent with the SSD approved plans -

- (i) Structural Drawings - VG01, VG02, VG03, VG04, VG05, VG06, VG07, VG08, VG09
- (ii) Electrical Drawings -
- (iii/iv) Civil / Stormwater Drawings - C.00, C.01, C.10, C.20, C.30, C.100, C.200, C.201, C.202, C.203, C.204, C.205
- (v) Hydraulic Drawings - H000, H100, H101, H102, H110, H111, H112, H120, H121, H200, H201, H202, H203, H210, H211, H300

Yours sincerely

Peter Valencic
Associate Design Director

- Doc 1 - Typical Wall Section (enclosed)
- Doc 2 - Fletcher's technical data (enclosed)
- Doc 3 - A2501 Elevations (enclosed)
- Doc 4 - Correspondence with council re operational waste storage (enclosed)
- Doc 5 - Architectural Specification (enclosed)
- Doc 6 - Architectural Finishes Schedule (enclosed)
- Doc 7 - A1001 Demolition Plan (enclosed)
- Doc 8 - Site Plan - Stage 1
- Doc 9 - Site Plan - Stage 2