

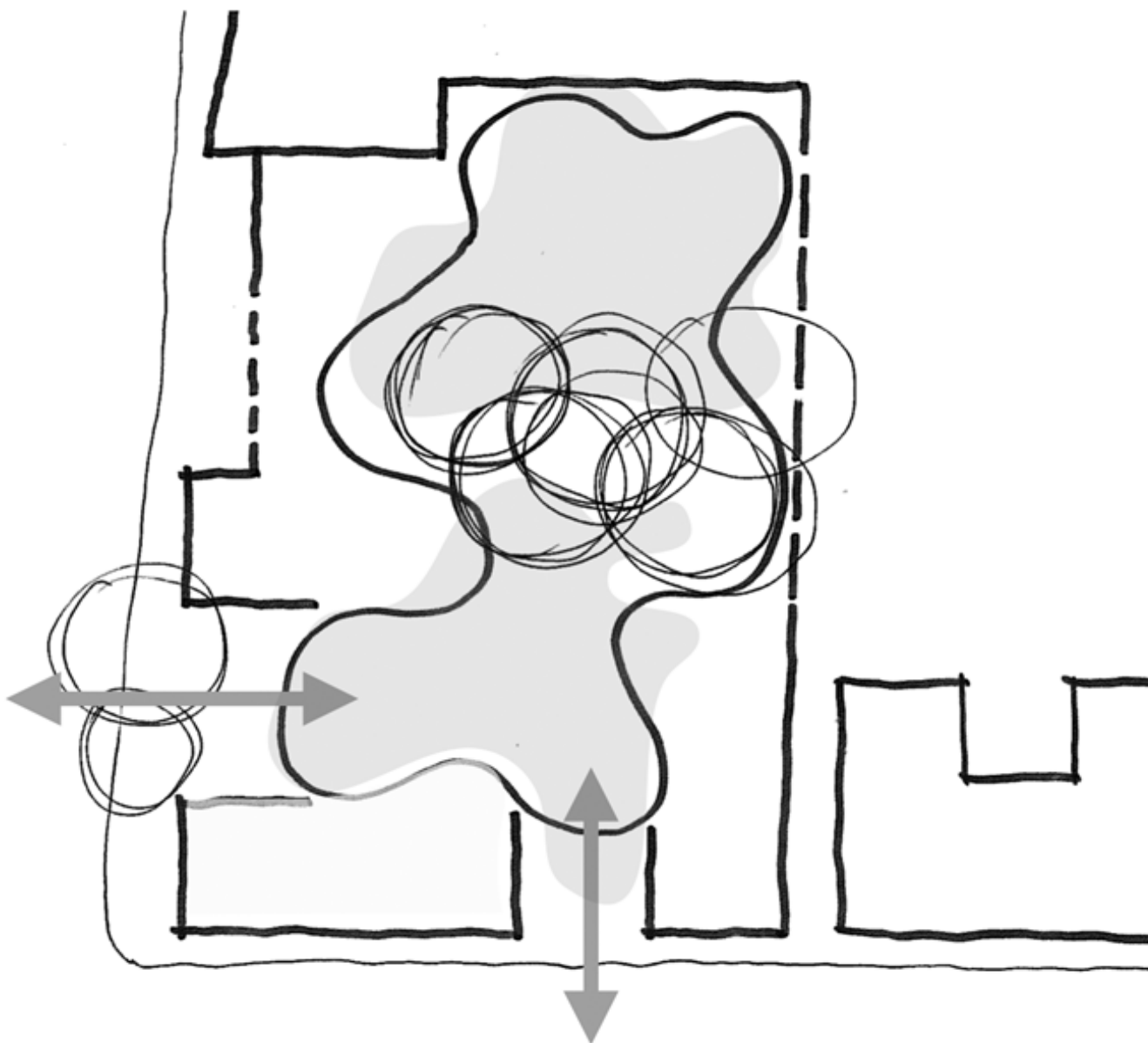
# DARLINGTON PUBLIC SCHOOL REDEVELOPMENT

## Appendix BB — Building Code of Australia Compliance Statement

SSD-9914

Prepared by Philip Chun

For NSW Department of Education



Re: 020-214509\_Mace aust\_Darlingtonps\_Bcacapstatforssda\_21042020

21 April 2020

**NSW Department of Education School Infrastructure**

C/- Mace Australia Pty Ltd  
Level 17, 44 Market Street  
Sydney NSW 2000

**Attention:** Daniel Iuliano  
Project Manager

**Re:** Building Code of Australia 2019  
Capability Statement for State Significant Development Application (SSDA)

**Project:** Proposed Darlington Public School Redevelopment  
**Address:** Golden Grove Street, Darlington NSW 2008

Philip Chun has been commissioned by the NSW Department of Education School Infrastructure to prepare this Capability Statement in accordance with the technical requirements of the Planning Secretary's Environmental Assessment Requirements (SEARs), and in support of the SSD-9914 for the redevelopment of Darlington Public School.

Darlington Public School is located on the corner of Golden Grove Street and Abercrombie Street, Darlington, within the City of Sydney Local Government Area. The school is adjacent to the University of Sydney Darlington Campus and within walking distance to Redfern and Macdonald town train stations. The site is legally described as Lot 100 in DP 623500 and Lot 592 in DP 7523049.

The SSD application seeks consent for demolition of existing school buildings and construction of a new part 2, part 3-storey building, increasing the school capacity from 230 to 437 students. The works also include replacement of the existing child-care facility (to the same capacity of 60 students), earthworks and landscaping. For a detailed project description refer to the EIS prepared by Ethos Urban.

This capability statement addresses the main Parts of the BCA inclusive of Parts A, B, C, D, E, F, G, H, and J of the Building Code of Australia 2019 (BCA 2019). This statement demonstrates that the design is generally capable of meeting a combination of the Deemed-to-Satisfy and Performance Requirements of the Building Code of Australia 2019.

Specifically, this Capability Statement addresses the following SEARs Requirement:

SEARs	Report Reference
Building Code of Australia 2019	020-214509_DarlingtonPS_FinalBCAConceptReport02_20042020

Philip Chun has reviewed the plans referenced below, that will form part of the SSDA Application, and has provided BCA assessment comments to the design team. From this information and assessment, we can confirm that we believe the works proposed will be capable of achieving compliance with the Building Code of Australia 2019, subject to normal design development and re assessment required at the next stage of documentation, which occurs in the time between the SSDA Application and the issue of the relevant S6.28 Crown Design Verification Certificate (S6.28 CDVC) approval for the works.

Drawings by FJMT Studio:

Drawing No. (revision)	Titled	Dated
1000/02	Cover Sheet and Drawing Schedule	17/4/20
1200/02	Existing Site Plan	17/4/20
1201/02	Proposed Site Plan	17/4/20
2050/02	Lower Ground Plan – S2	17/4/20
2052/02	Level 1 Plan – S2	17/4/20



Drawing No. (revision)	Titled	Dated
2053/02	Level 2 Plan – S2	17/4/20
2054/02	Roof Plan – S2	17/4/20
2101/01	Demolition Plan – SSDA	17/4/20
2811/01	Upper Ground Plan – S2 Play Areas	17/4/20
3200/02	Elevations – 1:200	17/4/20
4200/02	Sections – 1:200	17/4/20
4201/02	Sections – 1:200	17/4/20
4300/01	Perspective Sections – Façade Western Façade – FT01, 02	17/4/20
4301/01	Perspective Sections – Façade Wester Façade – FT01, 07, 09, 10	17/4/20
4302/01	Perspective Sections – Façade Eastern Façade – FT04, FT05	17/4/20

Fire compartmentation, fire ratings, egress, access for persons with disabilities, fire safety systems and general health and amenity have all been considered in our evaluation of the documentation provided for SSDA Submission.

In our opinion, the SSDA approval should not be withheld for concern that the building / works cannot meet the performance requirements of the Building Code of Australia 2019.

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

Regards,

Frank De Pasquale  
Associate / Accredited Certifier  
**PHILIP CHUN BUILDING CODE CONSULTING**