

27 November 2020

Carmichael Tompkins Property Group  
Level 13, 333 George Street,  
SYDNEY NSW 2000

Attention: Luke Gladwish

Dear Luke,

**REFERENCE: Loreto Normanhurst – Stage 1 Development**

BM+G have been engaged by Loreto Normanhurst to undertake an assessment of the modifications to the SSDA for the referenced architectural documentation for the proposed residential boarding house, carparks and demolition works at Loreto Normanhurst School against the Deemed-to-Satisfy provisions and Performance Requirements of the National Construction Code Series (Volume 1) Building Code of Australia 2019 Amendment 1.

Loreto Normanhurst School is located within the suburb of Normanhurst on Sydney's Upper North Shore within the local government area of Hornsby Shire Council. The proposed development comprises of the demolition of 2 single-storey houses for the construction of a new multi-level boarding house and 2 new undercover carparking buildings.

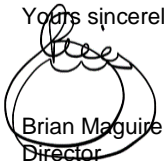
The following building particulars are relevant to the development:

- + BCA Classification:
  - o Class 2 (Residential Apartments for Staff);
  - o Class 3 (Boarding House Accommodation);
  - o Class 7a (Carparking);
  - o Class 9b (Assembly Areas/Dining Room/Entry Lobby)
- + Rise in Storeys:
  - o Boarding House: Five (5);
  - o Carparks P1 & P4: One (1)
- + Effective Height: Greater than 12m but less than 25m.
- + Type of Construction: Type A Construction
- + Climate Zone: Zone 5
- + Maximum Floor Area/Volume:
  - o Not applicable to Class 3 parts of the building.
  - o Class 9b – Maximum Floor Area 8,000m<sup>2</sup>, Maximum Volume of 48,000m<sup>3</sup>
  - o Class 7a – Maximum Floor Area 5,000m<sup>2</sup>, Maximum Volume of 30,000m<sup>3</sup>

In view of the assessment we can confirm that compliance with the provisions of the BCA is readily achievable. Noting the design will be subject to refinement in preparation of the construction documentation to capture detailed compliance matters, it is considered that such matters can adequately be addressed in the preparation of the Construction Certificate documentation without giving rise to any inconsistencies with the SSDA that would necessitate further modification.

Should you require anything further, please do not hesitate to contact the undersigned on 02 9211 7777 or email.

Yours sincerely,



Brian Maguire  
Director

**Blackett Maguire + Goldsmith Pty Ltd**



## **SCHEDULE 1**

Architectural plans prepared by **Allen Jack & Cottier:**

### **Boarding House**

DRAWING NUMBER	REV	DATE	DRAWING NUMBER	REV	DATE
DA0001	1	undated	DA2004	2	12.02.2020
DA1003	1	undated	DA2005	2	12.02.2020
DA2000	2	12.02.2020	DA3101	1	undated
DA2001	2	12.02.2020	DA3102	1	undated
DA2002	2	12.02.2020	DA3103	1	undated
DA2003	2	12.02.2020	DA3301	1	undated

### **Carpark P1A**

DRAWING NUMBER	REV	DATE
DA2000	-	undated
DA2001	-	undated
DA3200	-	undated

### **Carpark P4A**

DRAWING NUMBER	REV	DATE	DRAWING NUMBER	REV	DATE
DA1000	-	undated	DA3201	-	undated
DA1001	-	undated	DA3300	-	undated
DA1100	-	undated	DA5001	-	undated
DA2000	-	undated	DA5002	-	undated
DA2001	-	undated	DA5003	-	undated
DA3100	-	undated	DA5004	-	undated
DA3101	-	undated	DA6000	-	undated
DA3200	-	undated	DA6001	-	undated