

22 November 2019

Our Ref: P218\_429

Amity College Australia Limited  
c/- Gran Associates Australia  
Level 1, 597 Darling Street  
ROZELLE NSW 2039

Attention: Michael Clarke

**Re: Amity College, Leppington**  
**BCA / Access Capability Statement for State Significant Development Application**

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**1. Introduction**

This correspondence has been prepared by Design Confidence on behalf of Amity College Australia Limited (the 'Applicant'). It accompanies an Environmental Impact Statement (EIS) prepared in support of State Significant Development Application for the redevelopment of 'Amity College at Leppington' the 'Site'. The EIS seeks development consent for the following works:

The redevelopment of the subject site ('the School') will address issues of capacity for schools in the south-western suburbs of Sydney and is also driven by the population growth resulting from the large number of residential developments that are transforming the former rural precincts of Leppington, Oran Park Waterloo and Austral.

The new school has been briefed to accommodate both primary school and secondary school students on one campus in an integrated and fully connected school building.

Specifically, this project includes:

- Construction of multiple school buildings of up to four storeys, arranged along the western and southern parts of the site comprising:
  - Classroom home bases;
  - Collaborative learning spaces;
  - Specialist learning hubs;
  - Learning support spaces;
  - Offices for teachers and administrative staff;
  - Library; and
  - Student canteen.
- Construction of two separate halls, both of which may be used by the general community
- Informal play spaces and Covered Outdoor Learning Space or COLA;
- Site landscaping including green links, community garden and open space;
- A new on-site basement car park and associated vehicular access point; and
- Augmentation and construction of ancillary infrastructure and utilities as required.

The purpose of this report is to provide an assessment of the proposal as described above and detailed within the EIS.

## 2. Background

Design Confidence has been engaged to provide building regulatory advice regarding the compliance status of the proposed educational development when assessed against the relevant prescriptive requirements as contained within the Building Code of Australia (BCA) 2019.

This statement has been provided to accompany the Development Application, which is of State Significance. A broad assessment has been undertaken of the proposed design (as detailed within the documentation listed in Table 1 below).

Design Confidence has been involved on the project since the development of the architectural concept, the advice being provided to date has been in the context of the following –

- » Building Code of Australia (BCA) 2019;
- » Performance Based Design / Fire Engineering;
- » The Disability (Access to Premises – Buildings) Standards 2010.

The subject development consists of the complete redevelopment of the site). The site will be used as both a primary and secondary school and has been designed to function as multi-level school. The primary school part will be constructed over two separate levels, whilst the high school will be constructed over three levels. The development will also be provided with a halls both of which will serve multiple purposes.

**Table 1 – Architectural Drawings**

DRAWING NUMBER	DESCRIPTION	ISSUE	DATE
DA - 010	SITE PLAN	P2	13.03.2019
DA - 100	GROUND FLOOR PLAN	P3	13.03.2019
DA - 101	FIRST FLOOR PLAN	P2	13.03.2019
DA - 102	SECOND FLOOR PLAN	P2	13.03.2019
DA - 103	THIRD FLOOR PLAN	P2	13.03.2019
DA - 104	ROOF PLAN	P2	13.03.2019
DA - 105	BASEMENT FLOOR PLAN	P4	13.03.2019
DA - 200	NORTH & EAST ELEVATIONS	P2	13.03.2019
DA - 201	SOUTH & WEST ELEVATIONS	P2	13.03.2019
DA - 300	SECTION AA & BB	P3	13.03.2019
DA - 301	SECTION CC & DD	P3	13.03.2019
DA - 302	SECTION EE & FF	P3	13.03.2019
DA - 303	SECTION GG & HH	P3	13.03.2019
DA - 304	SECTION II	P2	13.03.2019

The broad assessment undertaken revealed that the proposed design is capable of complying with the relevant performance requirements of the BCA.

### 3. Fire Safety Measures

Table 2 below outlines the relevant statutory fire safety measures that will be provided as part of the development such that compliance with the BCA is achieved.

**Table 2 – Fire Safety Measures**

STATUTORY FIRE SAFETY MEASURES	PROPOSED STANDARD OF PERFORMANCE
Emergency lighting	BCA Cl. E4.2, E4.4 & AS/NZS 2293.1-2018
Exit signs	BCA Cl. E4.5, E4.6 (NSW), E4.8 & AS/NZS2293.1-2018
Fire hydrant system	BCA Cl. E1.3 & AS2419.1-2005
Fire hose reels	BCA Cl. E1.4 & AS2441-2005
Mechanical air-handling system (automatic shutdown)	BCA Cl. E2.2 (NSW), Clause 6 of Spec E2.2a, & AS1670.1-2018
Portable fire extinguishers	BCA Cl. E1.6 & AS2444-2001
Automatic fire suppression system (sprinklers)	BCA Cl. E1.5, Spec. E1.5 & AS2118.1-2017
Automatic fire detection and alarm system	BCA Cl. E2.2 & Spec. E2.2a
Automatic smoke exhaust system / Automatic smoke and heat vents	BCA Cl. E2.2 (NSW) & Spec E2.2b / H101.22 (NSW)
Emergency warning and intercom systems	BCA E4.9 & AS1670.4-2018
Fire seals protecting openings in fire-resisting components of the building	BCA Cl. C3.12, C3.15, Spec C3.15, AS1530.4-2014 & AS4072.1-2005
Fire walls	BCA Cl. C2.7
Fire Doors	BCA Cl. C3.5 & AS1905.1-2015
Protection of openings in external walls	BCA Cl. C3.2 & C3.4
Protection of openings in separate fire compartments	BCA Cl. C3.3 & C3.4
Warning and operational signage	BCA Cl. D2.23 & E3.3

#### 4. Summary

Our strategy for ensuring compliance will be refined and documented over the coming months in conjunction with the continual development of the architectural documentation, if required.

In order to achieve compliance with the BCA, whilst preserving the functional and aesthetic requirements of the project, the use of performance-based designs may be required. It is our belief that performance-based design can deliver a building that meets the Performance Requirements of the BCA.

We are of the opinion that compliance can be achieved, be it via either complying with the DTS provisions or Performance requirements of the BCA.

We trust that the above information is sufficient for the Department of Planning in assessing the merit architectural design from a planning perspective.

This statement should not be construed as relieving any other parties of their legislative obligations.

I possess Indemnity Insurance to the satisfaction of the building owner or my principal.

Yours Faithfully



Lindsay Beard  
**Building Regulations Consultant**  
**Accredited Certifier – A1 | BPB 2588**  
For Design Confidence (Sydney) Pty Ltd