

Re: 022-218239_Pre-CC_BCA-Capstat_DA Application_Northnarrabeenps_R03_13092022

13 September 2022

School Infrastructure

C/- Johnstaff
Level 5, 9 Castlereagh Street
Sydney, NSW 2000

Attention: **Priya Mekala**
Project Manager

Re: **Building Code of Australia Pre-Construction Certificate Capability Statement for DA Submission as required by Section 19(1)(c) of the Environmental Planning and Assessment (Development Certification and Fire Safety) Regulation 2021**

Project: **Proposed Narrabeen Education Precinct**

Address: **6 Namona Street North Narrabeen NSW 2101**

INTRODUCTION

At the request of School Infrastructure C/- Johnstaff, we offer an assessment in respect to the Deemed-to-Satisfy requirements Building Code of Australia compliance for the proposed Narrabeen Education Precinct at Narrabeen NSW 2101.

The proposed Narrabeen Education Precinct development includes redevelopment of Narrabeen North Public School (NNPS) and Narrabeen Sports High School (NSHS). The Public School and High School have been identified by the NSW Department of Education (DoE) as requiring upgrade works.

The works at NNPS upgrade the school including demolition of existing buildings (Blocks H and J), construction of three (3) new buildings with refurbishment of three (3) existing buildings (Blocks B, K and V).

This Development Application (DA) will seek consent for the following works at NNPS:

The works the subject of the Development Application (DA) at NNPS comprise:

- Construction of a new two (2) storey building containing administration facilities, multi-purpose hall and out-of-school-hours care (OSHC) facility on the ground floor with staff facilities and amenities on the first floor; and
- New Covered Outdoor Learning Area (COLA).

Other development works are occurring on the site under separate planning pathways including:

- Refurbishment to existing buildings;
- Development without consent (REF); and
- Exempt development

The proposed development does not seek to increase staff or student numbers.



SITE DESCRIPTION

The subject sites are located at 6 and 10 Namona Street, North Narrabeen (referred to as the Narrabeen Education Precinct) and falls within the local government area of Northern Beaches Council. The Narrabeen Education Precinct has a total area of 9.84 hectares.

Narrabeen North Primary School (NNPS) is located on the northern side of Namona Street, North Narrabeen and is legally described as Lot 3 Deposited Plan (DP) 1018621. NNPS is surrounded by residential dwellings to the east, grassed sporting fields (Warriewood Valley Sportsground) to the north and Northern Beaches Indoor Sports Centre to the west. NNPS contains two (2) Binishell domes (Block A and Block B) which are identified as a local heritage item under the Pittwater Local Environmental Plan 2014. The two (2) Binishell Domes are listed as State significant on DoE's Section 170 Heritage and Conservation Register. The Double Binishell Dome (Block B) is listed on the State Heritage Register (SHR).



Figure 1 – Site Aerial Map, Source: Nearmap

In our role as the appointed BCA Consultant for the works, this capability statement has been prepared to confirm that we have commenced 'certification works' including the assessment of the proposed building for compliance with the relevant requirements of the Building Code of Australia, as required by Clause Section 19(1)(c) of the Environmental Planning and Assessment (Development Certification and Fire Safety) Regulation 2021.

CLASSIFICATIONS FOR THE BUILDING

The different parts of the building are classified as follows.

Class 5: *an office building used for professional or commercial purposes, excluding buildings of Class 6, 7, 8 or 9.*

Class 9 buildings: *a Class 9 building is a building of a public nature that includes one or more of the following sub-classifications:*

(1) Class 9a — a health-care building including any parts of the building set aside as laboratories, and includes a health-care building used as a residential care building.

(2) Class 9b — an assembly building including a trade workshop or laboratory in a primary or secondary school



The following BCA Classifications are considered applicable to the new building based on the classification and use of each level. For clarity see definitions below for each applicable class.

Building Classification(s) Rise in Storeys & Type of Construction	New GLS Building Block E	Class 9b (New GLS Hub)	2 Storeys, Type B Construction
	New Hall & Admin Building Block D	Class 5 & 9b (Administration, offices, staff room, new hall, GLS, colas and amenities)	2 Storeys, Type B Construction
	Refurbished Block B	Class 9b (Existing Library)	2 Storeys, Type B Construction
	Refurbished Block K	Class 9b (Special Programs Hub)	1 Storey, Type C Construction
	Refurbished Block V	Class 9b (GLS Hub)	2 Storeys, Type B Construction

Table 1 – BCA Classifications

This capability statement is based upon the drawings issued by DesignInc as noted below.

Drawing No. / Revision	Title	Dated
DA-P-0101/B	COVER SHEET, LOCATION PLAN & DRAWING LIST	23/08/22
DA-P-0200/A	SITE ANALYSIS	18/08/22
DA-P-0210/A	PHOTOMONTAGE – NEW ADMIN & HALL	18/08/22
DA-P-0220/A	MATERIALS BOARD – NEW ADMIN & HALL	18/08/22
DA-P-0302/A	3D SITE TOPOGRAPHY HEIGHT PLAN	18/08/22
DA-P-0303/A	3D SITE TOPOGRAPHY HEIGHT PLAN – NEW ADMIN	
DA-P-0521/B	NEW SITE PLAN - SCHOOL - GROUND FLOOR	23/08/22
DA-P-0522/B	NEW SITE PLAN - SCHOOL - LEVEL 1	23/08/22
DA-P-0523/B	NEW SITE PLAN - SCHOOL - ROOF	23/08/22
DA-P-0600/A	SHADOW DIAGRAMS	18/08/22
DA-P-1040/A	GROUND FLOOR - NEW HALL & ADMIN	18/08/22
DA-P-1041/B	LEVEL 1 - NEW HALL & ADMIN	23/08/22
DA-P-1042/B	NEW HALL & ADMIN – ROOF PLAN	23/08/22
DA-P-3001/A	SITE ELEVATIONS - NEW ADMIN & HALL	18/08/22
DA-P-3002/A	SITE ELEVATIONS - NEW GLS	18/08/22
DA-P-3040/A	NEW ADMIN & HALL – GA ELEVATIONS	18/08/22
DA-P-3041/B	NEW ADMIN & HALL – GA ELEVATIONS	23/08/22
DA-P-3042/A	NEW ADMIN & HALL – GA SECTIONS	18/08/22

The following performance solutions are currently tabled, needing justification through fire engineering. The table may change as the design development progresses.

DtS Clause	Variance from deemed to satisfy provisions	Comment including Performance Requirements
D1.4	The BCR and Mechanical Plant room serving the New GLS Building on Level 1 is noted to have an extended travel distance of 25m to a point of choice in lieu of 20m	Fire Safety Engineer to address Performance Requirements namely DP4 & EP2.2 of the BCA.



Areas outside fire safety that may have variances from the deemed to satisfy provisions and hence addressable by BCA performance solutions that may also need to be considered are as follows: -

BCA Clause	Requirement	Comment	Status
FP1.4	Weatherproofing	<p>A roof and external wall (including openings around windows and doors) must prevent the penetration of water that could cause—</p> <p>(a) unhealthy or dangerous conditions, or loss of amenity for occupants; and</p> <p>(b) undue dampness or deterioration of building elements</p>	<p>Performance solution to be provided for the wall construction and weatherproofing to ensure compliance.</p> <p>Assessment by the architects and designers required to validate that the walls will meet the performance requirements.</p> <p>Compliance readily achievable prior to issue of a CC.</p>

On review of the documentation, we confirm that the works proposed will be capable of achieving compliance with the deemed-to-satisfy and Performance Requirements of the Building Code of Australia, subject to normal design development and assessment reviews required at the next stage of documentation and prior to the issue of a Crown Design Verification Certificate or Construction Certification for the works.

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.

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

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

Regards,

Frank De Pasquale
Senior Associate / Registered Certifier
PHILIP CHUN BUILDING CODE CONSULTING