

Re: 022-218239_NNHS_Pre-CC_BCA-Capstat_DA Application_Northnarrabeenps_Issue 51_16092022

16 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 the subject of the DA at NSHS comprise:

- Alterations and additions to Building A (Gymnasium) to create new stage for gymnasium and new two (2) storey addition comprising canteen, boys and girls changing rooms and staff room on the ground floor; and movement studio and two (2) new General Learning Spaces (GLS) on the first floor.

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

- 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 Sports High School (NSHS) is located on the southern side of Namona Street and is legally described as Lot 12 DP 1119562. NSHS is surrounded by Pittwater Road to the east, Pittwater Sports Centre to the south and Mullet Creek to the west.



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 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)	Refurbishment and additions to Block A	Class 9b	2 Storeys, Type B Construction
Rise in Storeys & Type of Construction			

Table 1 – BCA Classifications



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

DA SET

NARRABEEN SPORTS HIGH SCHOOL - DA				
Sheet Number	Sheet Name	Current Revision	Current Revision Date	Current Revision Description
0000 - GENERAL & SITE INFORMATION				
AR-H-0100	COVER SHEET, LOCATION PLAN & DRAWING LIST - DA	A	15/09/2022	ISSUE FOR DA
AR-H-0200	SITE ANALYSIS	A	15/09/2022	ISSUE FOR DA
AR-H-0302	NSHS GYMNASIUM AXONOMETRIC VIEW	A	15/09/2022	ISSUE FOR DA
AR-H-0303	NSHS PROPOSED EXTENSION PERSPECTIVE VIEWS	A	15/09/2022	ISSUE FOR DA
AR-H-0350	SHADOW DIAGRAMS	A	15/09/2022	ISSUE FOR DA
AR-H-0351	SHADOW DIAGRAMS	A	15/09/2022	ISSUE FOR DA
AR-H-0352	SHADOW DIAGRAMS	A	15/09/2022	ISSUE FOR DA
AR-H-0510	EXISTING SITE PLAN	A	15/09/2022	ISSUE FOR DA
AR-H-0512	DEMOLITION SITE PLAN - GROUND FLOOR	A	15/09/2022	ISSUE FOR DA
AR-H-0513	DEMOLITION SITE PLAN - LEVEL 1	A	15/09/2022	ISSUE FOR DA
AR-H-0521	PROPOSED SITE PLAN - GROUND FLOOR	A	15/09/2022	ISSUE FOR DA
AR-H-0522	PROPOSED SITE PLAN-LEVEL 1 PLAN	A	15/09/2022	ISSUE FOR DA
AR-H-0523	PROPOSED SITE PLAN ROOF PLAN	A	15/09/2022	ISSUE FOR DA
0500 - EXISTING AND DEMOLITION PLANS				
AR-H-0533	EXISTING PLAN- BLOCK A SOUTH GROUND FLOOR	A	15/09/2022	ISSUE FOR DA
AR-H-0534	EXISTING PLAN- BLOCK A SOUTH LEVEL 1	A	15/09/2022	ISSUE FOR DA
AR-H-0535	EXISTING PLAN_ BLOCK A SOUTH ROOF PLAN	A	15/09/2022	ISSUE FOR DA
AR-H-0553	DEMOLITION PLAN - GROUND FLOOR_BLOCK A SOUTH	A	15/09/2022	ISSUE FOR DA
AR-H-0554	DEMOLITION SITE PLAN_BLOCK A SOUTH_LEVEL 1	A	15/09/2022	ISSUE FOR DA
AR-H-0555	DEMOLITION PLAN_BLOCK A SOUTH_ROOF PLAN	A	15/09/2022	ISSUE FOR DA
1000 - GA PLANS				
AR-H-1010	PROPOSED PLAN_ BLOCK A SOUTH_GROUND FLOOR	A	15/09/2022	ISSUE FOR DA
AR-H-1011	PROPOSED PLAN_BLOCK A SOUTH_LEVEL 1	A	15/09/2022	ISSUE FOR DA
AR-H-1012	PROPOSED PLAN_BLOCK A SOUTH_ROOF PLAN	A	15/09/2022	ISSUE FOR DA
AR-H-1013	PROPOSED PLAN_BLOCK A LIFT	A	15/09/2022	ISSUE FOR DA
3000 - ELEVATIONS & SECTIONS				
AR-H-3005	EXISTING ELEVATION - BLOCK A3	A	15/09/2022	ISSUE FOR DA
AR-H-3006	EXISTING ELEVATION - BLOCK A3	A	15/09/2022	ISSUE FOR DA
AR-H-3007	DEMOLITION ELEVATION - BLOCK A3	A	15/09/2022	ISSUE FOR DA
AR-H-3008	DEMOLITION ELEVATION - BLOCK A3	A	15/09/2022	ISSUE FOR DA
AR-H-3010	PROPOSED ELEVATIONS- BLOCK A- SOUTH AND EAST	A	15/09/2022	ISSUE FOR DA
AR-H-3011	PROPOSED ELEVATIONS- BLOCK A- EAST, NORTH AND WEST	A	15/09/2022	ISSUE FOR DA
AR-H-3012	PROPOSED ELEVATIONS- BLOCK A_GYM_NORTH ELEVATION	A	15/09/2022	ISSUE FOR DA
AR-H-3041	SECTIONS- BLOCK A	A	15/09/2022	ISSUE FOR DA
AR-H-3042	SECTIONS- BLOCK A	A	15/09/2022	ISSUE FOR DA



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 AR1071 PE GLS room on Level 1 is noted to have an extended travel distance of 23m to a point of choice in lieu of 20m. Architect to confirm if operation of the "Aligan Doors" meets part D2 of the NCC/BCA 2019 Amendment 1.	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	A roof and 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	Performance solution to be provided for the wall construction and weatherproofing to ensure compliance. Assessment by the architects and designers required to validate that the walls will meet the performance requirements. Compliance readily achievable prior to issue of a CC.

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