

29 November 2019

Our Ref: 190283

John Colet School

C/- Templum Design Architects

21 Roseberry Street

MOSMAN NSW 2088

demetrius@templumdesign.com

Dear Demetrius,

**BUILDING CODE OF AUSTRALIA CAPABILITY STATEMENT
JOHN COLET SCHOOL, 6 WYATT AVENUE, BELROSE**

Reference is made to the proposal from John Colet School for alterations and additions including construction of a new classroom block containing a ground floor art room, 2 classrooms to Level 1, and sanitary facilities at the subject premises. We have reviewed the proposed building works identified on the plans referred to below for compliance capability with the Building Code of Australia 2019 (BCA) and provide the following description and statements.

1. BCA DESCRIPTION

1.1. Classification (A3.2)

The existing building (comprising Chisholm House and Shakespeare House) contains three (3) storeys and consists of Class 9b school classrooms.

The proposed extension to the west of Chisholm House will consist of two (2) storeys of Class 9b classrooms.

1.2. Type of Construction (C1.1)

Type A Construction is applicable.

1.3. Effective Height (A1.1)

The building has an effective height of less than 12m.

1.4. Alternative Solutions

The existing administration / Plato house building is the subject of a Fire Engineering report prepared by Defire, Ref SY160228, Rev R1.1, dated 31/08/16, which justifies extended travel distances of 25m from the Level 1 classrooms above the office to a point of choice of two exits in lieu of the maximum permitted 20m.

2. BCA COMPLIANCE CAPABILITY

It is our opinion the proposed building works are capable of complying with the BCA. Detailed construction drawings are to be provided at Construction Certificate application stage demonstrating compliance.

The following table identifies areas of non-compliance with the deemed-to-satisfy provisions of the BCA, which are intended to be addressed by performance justification or via design modifications at the construction certificate stage.

BCA Clause	Performance Requirements	Issue	Comment
D1.4	DP4	Exit travel distances	Travel distances comply with the exception of those from Classroom 1 on Level 1 where they are extended and measured as scaled from the plans to be up to approx. 23.4m to an exit and approx. 23m to a point of choice. This non-compliance is proposed to be justified under a fire engineered performance solution.

3. PLANS ASSESSED

Drawings prepared by Templum Design Architects.

Plan Title	Drawing No	Revision	Date
Site Plan – Ground Floor and Level 1 Plans	DA-1001	A	12/11/19
Ground Floor Art Room plan	DA-1100	A	12/11/19
Level 1 Classrooms	DA-1101	A	12/11/19
Roof Plan	DA-1102	A	12/11/19
South Elevation (facing Wyatt Avenue)	DA-2000	A	12/11/19
North Elevation (facing Garrigal Quadrangle)	DA-2001	A	12/11/19
West Elevation (facing the Bridle Trail)	DA-2002	A	12/11/19
Section 1	DA-3001	A	12/11/19
Section 2	DA-3002	A	12/11/19
Section 3	DA-3003	A	12/11/19
Section 4	DA-3004	A	12/11/19
Materials and Finishes	DA-1103	A	12/11/19

Should you need to discuss any issues, please do not hesitate to contact the undersigned on 8270-3500.

Yours Sincerely,

Prepared By



Mark Stone
 Building Regulations Consultant

On behalf of City Plan Services