

BCA & DDA REF Capability Statement

Liverpool Boys and Girls High School
Upgrade Project

Prepared for:

School Infrastructure NSW

Revision 1

12 February 2025

Reference: s240163



bmplusg.com.au

BCA & DDA Capability Statement

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+ Project No.	S240163
+ Date	12 February 2025
+ Pages	11

1.1 Introduction

This BCA / DDA Capability Statement has been prepared by BM+G on behalf the NSW Department of Education (the **Applicant**) to assess the potential environmental impacts that could arise from the redevelopment of the Liverpool Boys High School and Liverpool Girls High School, at 18 Forbes Street, Liverpool NSW, 2170 (the **site**).

This report has been prepared to verify that BM+G have undertaken a review of the architectural documentation that will accompany the Development Without Consent application to the Public Authority via the Review of Environmental Factors process for the Liverpool Boys and Girls High School Upgrade Project against the Building Code of Australia 2022 (BCA) and Disability (Access to Premises-Buildings) Standards 2010.

This report accompanies a Review of Environment Factors that seeks approval for redeveloping the Liverpool Boys and Liverpool Girls High Schools into a single co-educational school, including:

- + [REDACTED];
- + Construction and operation of a six-storey school building, including school hall and gymnasium;
- + Associated parking and building services;
- + Tree removal;
- + Associated landscaping and play spaces;
- + Augmentation of service infrastructure; and
- + Associated off-site infrastructure works to support the school, including (but not limited to) services, kiss and drop point and pedestrian crossings.

Refer to the Review of Environmental Factors prepared by Ethos Urban for a full description of works.

1.2 Site Description

The site is located at 18 Forbes Street, Liverpool, within the Liverpool Local Government Area (LGA). The site is legally described as Lot 1 DP1137425 and has a total area of approximately 74,973m².

The site comprises a broadly rectangular portion of land which currently contains the existing Liverpool Boys High School, Liverpool Girls High School, and the Gulyangarri Public School, which commenced operations in January 2024 and is located to the east of the wider site.

The site's western portion contains Liverpool Boys High School and Liverpool Girls High School. Liverpool Girls High School in the site's southwest comprises three, two-storey buildings. Liverpool Boys High School in the site's northwest, comprises approximately four, two-storey buildings, with adjacent at-grade carparking and various sports courts.

*An aerial image of the site is shown at **Figure 1** below.*



Figure 1 Site Aerial

Source: Nearmap, edits by Ethos Urban

1.3 Compliance Statement Objectives

The objectives of this statement are to:

- + confirm that the REF issue architectural documentation has been reviewed by an appropriately qualified Building Surveyor and Registered Certifier.
- + confirm that the proposed new building works can readily achieve compliance with BCA 2022 pursuant to Section 6.28 of the *Environmental Planning & Assessment Act 1979*.
- + Confirm that the proposed new building works can readily achieve compliance with the Disability (Access to Premises-Buildings) Standards 2010.

It should be noted that it is not the intent of this statement to identify all BCA provisions that apply to the subject development. The development will be subject further assessment following receipt of more detailed documentation at S6.28 Crown Certificate stage.

1.4 Referenced Documentation

This report has been prepared based on a review of the REF issue architectural and landscape plans prepared by NBRS:

Architectural Plans

+ Drawing No.	+ Revision	+ Date
LBGHS-NBRS-00-ZZ-DR-A-0000	2	31.01.25
LBGHS-NBRS-00-ZZ-DR-A-0051	2	31.01.25
LBGHS-NBRS-00-ZZ-DR-A-0101	2	31.01.25
LBGHS-NBRS-00-ZZ-DR-A-0201	2	31.01.25
LBGHS-NBRS-00-ZZ-DR-A-0210	2	31.01.25
LBGHS-NBRS-00-ZZ-DR-A-0211	2	31.01.25
LBGHS-NBRS-00-ZZ-DR-A-0212	2	31.01.25
LBGHS-NBRS-00-ZZ-DR-A-0213	2	31.01.25
LBGHS-NBRS-00-ZZ-DR-A-0214	2	31.01.25
LBGHS-NBRS-00-ZZ-DR-A-0215	2	31.01.25
LBGHS-NBRS-00-ZZ-DR-A-0216	2	31.01.25
LBGHS-NBRS-00-ZZ-DR-A-0217	2	31.01.25
LBGHS-NBRS-00-ZZ-DR-A-0218	2	31.01.25
LBGHS-NBRS-00-ZZ-DR-A-0221	2	31.01.25
LBGHS-NBRS-00-ZZ-DR-A-0222	2	31.01.25
LBGHS-NBRS-00-ZZ-DR-A-0230	2	31.01.25
LBGHS-NBRS-00-ZZ-DR-A-0301	2	31.01.25
LBGHS-NBRS-00-ZZ-DR-A-0302	2	31.01.25

+ Drawing No.	+ Revision	+ Date
LBGHS-NBRS-00-ZZ-DR-A-0401	2	31.01.25
LBGHS-NBRS-00-ZZ-DR-A-9001	2	31.01.25
LBGHS-NBRS-00-ZZ-DR-A-9011	1	31.01.25
LBGHS-NBRS-00-ZZ-DR-A-9012	2	31.01.25
LBGHS-NBRS-00-ZZ-DR-A-9013	2	31.01.25
LBGHS-NBRS-00-ZZ-DR-A-9101	2	31.01.25
LBGHS-NBRS-00-ZZ-DR-A-9102	2	31.01.25
LBGHS-NBRS-00-ZZ-DR-A-9103	2	31.01.25
LBGHS-NBRS-B00A-GB-DR-A-1101	2	31.01.25
LBGHS-NBRS-B00A-GF-DR-A-1102	2	31.01.25
LBGHS-NBRS-B00A-L1-DR-A-1103	2	31.01.25
LBGHS-NBRS-B00A-L2-DR-A-1104	2	31.01.25
LBGHS-NBRS-B00A-L3-DR-A-1105	2	31.01.25
LBGHS-NBRS-B00A-L4-DR-A-1106	2	31.01.25
LBGHS-NBRS-B00A-LR-DR-A-1107	2	31.01.25
LBGHS-NBRS-B00A-ZZ-DR-A-3101	2	31.01.25
LBGHS-NBRS-B00A-ZZ-DR-A-3102	2	31.01.25
LBGHS-NBRS-B00A-ZZ-DR-A-4101	2	31.01.25
LBGHS-NBRS-B00A-ZZ-DR-A-5001	2	31.01.25
LBGHS-NBRS-B00B-GB-DR-A-1201	2	31.01.25
LBGHS-NBRS-B00B-GF-DR-A-1202	2	31.01.25
LBGHS-NBRS-B00B-L1-DR-A-1203	2	31.01.25
LBGHS-NBRS-B00B-L2-DR-A-1204	2	31.01.25
LBGHS-NBRS-B00B-L3-DR-A-1205	2	31.01.25
LBGHS-NBRS-B00B-L4-DR-A-1206	2	31.01.25
LBGHS-NBRS-B00B-LR-DR-A-1207	2	31.01.25
LBGHS-NBRS-B00B-ZZ-DR-A-3201	2	31.01.25
LBGHS-NBRS-B00B-ZZ-DR-A-3202	2	31.01.25
LBGHS-NBRS-B00B-ZZ-DR-A-4201	2	31.01.25
LBGHS-NBRS-B00C-GB-DR-A-1301	2	31.01.25
LBGHS-NBRS-B00C-GF-DR-A-1302	2	31.01.25
LBGHS-NBRS-B00C-L1-DR-A-1303	2	31.01.25
LBGHS-NBRS-B00C-LR-DR-A-1304	2	31.01.25
LBGHS-NBRS-B00C-ZZ-DR-A-3301	2	31.01.25
LBGHS-NBRS-B00C-ZZ-DR-A-4301	2	31.01.25

+ Drawing No.	+ Revision	+ Date
LBGHS-NBRS-B00C-ZZ-DR-A-4302	2	31.01.25
LBGHS-NBRS-B00C-ZZ-DR-A-5003	2	31.01.25

Landscape Plans

+ Drawing No.	+ Revision	+ Date
EPHS-NBRS-00-00-DR-L-0001	4	30.01.25
EPHS-NBRS-00-00-DR-L-0002	4	30.01.25
EPHS-NBRS-00-00-DR-L-0010	4	30.01.25
EPHS-NBRS-00-00-DR-L-0020	4	30.01.25
EPHS-NBRS-00-00-DR-L-0100	4	30.01.25
EPHS-NBRS-00-00-DR-L-0200	4	30.01.25
EPHS-NBRS-00-00-DR-L-0210	4	30.01.25
EPHS-NBRS-00-00-DR-L-0300	4	30.01.25
EPHS-NBRS-00-00-DR-L-0400	4	30.01.25
EPHS-NBRS-00-00-DR-L-0401	4	30.01.25
EPHS-NBRS-00-00-DR-L-0500	4	30.01.25
EPHS-NBRS-00-00-DR-L-1101	4	30.01.25
EPHS-NBRS-00-00-DR-L-1102	4	30.01.25
EPHS-NBRS-00-00-DR-L-1103	4	30.01.25
EPHS-NBRS-00-00-DR-L-1104	4	30.01.25
EPHS-NBRS-00-00-DR-L-2000	4	30.01.25
EPHS-NBRS-00-00-DR-L-2010	4	30.01.25
EPHS-NBRS-00-00-DR-L-2020	4	30.01.25
EPHS-NBRS-00-00-DR-L-2021	4	30.01.25
EPHS-NBRS-00-00-DR-L-2022	4	30.01.25
EPHS-NBRS-00-00-DR-L-2023	4	30.01.25
EPHS-NBRS-00-00-DR-L-2200	4	30.01.25
EPHS-NBRS-00-00-DR-L-2201	4	30.01.25
EPHS-NBRS-00-00-DR-L-2202	4	30.01.25
EPHS-NBRS-00-00-DR-L-2203	4	30.01.25
EPHS-NBRS-00-00-DR-L-2204	4	30.01.25
EPHS-NBRS-00-00-DR-L-2300	4	30.01.25
EPHS-NBRS-00-00-DR-L-2400	1	30.01.25
EPHS-NBRS-00-00-DR-L-2410	1	30.01.25
EPHS-NBRS-00-00-DR-L-3001	4	30.01.25

+ Drawing No.	+ Revision	+ Date
EPHS-NBRS-00-00-DR-L-3100	4	30.01.25
EPHS-NBRS-00-00-DR-L-3101	4	30.01.25
EPHS-NBRS-00-00-DR-L-3102	4	30.01.25
EPHS-NBRS-00-00-DR-L-3200	4	30.01.25
EPHS-NBRS-00-00-DR-L-3201	4	30.01.25
EPHS-NBRS-00-00-DR-L-4100	4	30.01.25
EPHS-NBRS-00-00-DR-L-4101	4	30.01.25
EPHS-NBRS-00-00-DR-L-4200	4	30.01.25
EPHS-NBRS-00-00-DR-L-9100	3	30.01.25
EPHS-NBRS-00-00-DR-L-9200	3	30.01.25
EPHS-NBRS-00-00-DR-L-9201	3	30.01.25
EPHS-NBRS-00-00-DR-L-9202	3	30.01.25

1.5 Building Classification

The new building works have been classified as follows:

+ BCA Classifications:	Class 9b (Secondary School) Class 10a (Main Switch Board & Garden Store)
+ Rise in Storeys:	Six (6)
+ Storeys Contained:	Six (6)
+ Type of Construction:	Type A Construction
+ Importance Level (Structural)	Assumed 3 – To be confirmed by structural engineer
+ Sprinkler Protected Throughout	No
+ Effective Height	18.75m (RL 29.75m – RL 11.00m)
+ Floor Area	Approximately 26,000m ²
+ Largest Fire Compartment	Approx. 4,500m ² .
+ Climate Zone	Zone 6

1.6 Summary of BCA Compliance

Arising from our review, it is considered that the proposed development can readily achieve compliance with the relevant provisions of the BCA and the Disability (Access to Premises-Buildings) Standards 2010.

It is our experience any unresolved compliance matters noted at this stage are not uncommon for a development of this nature and that they can be readily addressed at S6.28 Crown Certificate stage. In this

instance, we are of the opinion that any amendments required to the design documentation in order to comply with the BCA can be addressed in the preparation of the detailed documentation for S6.28 Crown Certificate without giving rise to significant changes to the proposal as submitted for REF.

Please note that a further detailed assessment of the architectural plans will be undertaken prior to issue of the S6.28 Crown Certificate.

1.7 Statement of Significance

It is noted that the scope of this report is limited to a review of the development's capability in complying with the relevant legislative BCA and DDA requirements. It is noted that there are no environmental impacts relevant to the development complying with these requirements.

1.8 REF Deliverable Requirement Reporting

+ Item	+ REF Requirement	+ Relevant Section of Report
1.0	<i>N/A – No matters relevant to BCA / DDA compliance included within the REF deliverable requirement checklist from SINSW.</i>	N/A

2.0 Fire Safety Schedule

The following table is a list of the required fire safety measures within the building. These measures may be subject to further change pending the outcomes of the final compliance review.

+ Statutory Fire Safety Measure	+ Design/Installation Standard	+ Existing	+ Proposed
Access Panels, Doors & Hoppers	BCA 2022 Clause C4D14 AS 1530.4 – 2014 Manufacturer's Specifications		✓
Alarm Signalling Equipment	AS 1670.3 – 2018		✓
Automatic Fail Safe Devices	BCA 2022 Clause D3D26		✓
Automatic Fire Detection & Alarm System	BCA 2022 Spec. 20 AS 1670.1 – 2018		✓
Emergency Lighting	BCA 2022 Clause E4D2 & E4D4 AS 2293.1 – 2018		✓
Emergency Evacuation Plan	AS 3745 - 2010		✓
Emergency Warning Intercom System (EWIS)	BCA 2022 Clause E4D9 AS 1670.4 – 2018		✓
Exit Signs	BCA 2022 Clauses E4D5, NSW E4D6 & E4D8 AS 2293.1 – 2018		✓
Fire Control Centres	BCA 2022 Spec 19		✓
Fire Blankets	BCA 2022 Clause E1D14 AS 3504 – 1995 & AS2444 – 2001		✓
Fire Dampers	BCA 2022 Clause C4D15 AS 1668.1 – 2015 & AS 1682.1 & 2 – 2015 Manufacturer's Specification		✓
Fire Doors	BCA 2022 Clauses C3D13, C3D14 & C4D5 AS 1905.1 – 2015 and Manufacturer's Specification		✓
Fire Hose Reels	BCA 2022 Clause E1D3 AS 2441 – 2005		✓
Fire Hydrant Systems	BCA 2022 Clause E1D2 AS 2419.1 – 2021		✓
Fire Seals	BCA 2022 Clause C4D15, AS 1530.4 – 2014 & AS 4072.1 – 2014 and Manufacturer's Specification		✓
Lightweight Construction	BCA 2022 Clause C2D9 AS 1530.4 – 2014 and Manufacturer's Specification		✓
Mechanical Air Handling Systems (Automatic Shutdown)	BCA 2022 Clause E2D3 AS/NZS 1668.1 – 2015 & AS 1668.2 – 2012		✓
Portable Fire Extinguishers	BCA 2022 Clause E1D14		✓

+ Statutory Fire Safety Measure	+ Design/Installation Standard	+ Existing	+ Proposed
	AS 2444 – 2001		
+ Smoke Exhaust (School Hall Stage) Note: Performance Solution proposed to permit – fire engineer to confirm feasibility.	BCA 2022 Part E2 AS/NZS 1668.1 –2015		✓
Warning & Operational Signs	BCA 2022 Clause D3D28, D4D7, E4D4 AS 1905.1 – 2015		✓
Fire Engineered Performance Solutions relating to: <i>To be developed with the design</i>	BCA 2022 Performance Requirements ... Fire Safety Engineering Report prepared by ... Report No. ... Revision ... dated ...		✓

3.0 Conclusion

This report confirms that BM+G have undertaken a review of the REF issue architectural plans for the proposed development against the deemed-to-satisfy provisions of the Building Code of Australia 2022 and the Disability (Access to Premises – Buildings) Standards 2010

In view of the above assessment, we can confirm that compliance with the provisions of the BCA is readily achievable. In addition, it is considered that such matters can adequately be addressed in the preparation of the Crown Certificate documentation without giving rise to any inconsistencies with the REF approval.

3.1 Mitigation Measures

Whilst there are no environmental impacts proposed by the design, we recommend the following mitigation measures be included in the REF.

+ Project Stage	+ Mitigation Measure	+ Relevant Section of Report
Design	All new building works are to comply with the requirements of the BCA in accordance with s6.28 of the Environmental Planning and Assessment Act 1979.	N/A
Design	All new building works are to comply with the requirements of the Disability (Access to Premises-Buildings) Standards 2010	N/A

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