

18/03/2021

Our Ref: GDL180335

Western Sydney University C/- Walker Bankstown Developments  
Attn: Nathan Campbell  
Level 21, Governor Macquarie Tower  
1 Farrer Place  
Sydney NSW 2000

**Western Sydney University – Bankstown City Campus**  
**CROWN BUILDING WORKS CERTIFICATE**  
**CC1a – Detailed Excavation**

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Further to our engagement for the abovementioned project, please find attached the Building Code of Australia (BCA) Design Compliance Review completed in respect to the proposed Construction of a new high rise 19 Storey mixed used building consisting of University, Retail & Commercial office space. The building is to be occupied by the University of Western Sydney.

In reviewing the content herein, we draw particular attention to both the design documentation listed and conditions of approval listed in this statement.

In terms of the conditions of approval, the content therein reflects BCA related matters that where not fully documented or need to be complied with during the construction to achieve compliance with the referenced BCA.

The builder and the applicant need to be aware of these conditions whilst undertaking the works, as they represent items that we shall either be focusing on in the inspection or be seeking installation certificates for on completion of the works, and it is the responsibility of the applicant and builder engaged for the works to ensure these are complied with as part of the works.

Should you have any further enquiries please do not hesitate to contact Nick Aitchison or the undersigned.

Yours faithfully



Brett Clabburn  
Director

## BCA DESIGN COMPLIANCE STATEMENT

### PRELIMINARIES

<b>STATEMENT NO.</b>	<b>GDL180335</b>
<b>Property Address</b>	Lot 15 DP 1256167 No 74 Rickard Road Bankstown
<b>Client</b>	Western Sydney University – Bankstown City Campus
<b>Date</b>	18/03/2021
<b>Proposal</b>	<p>New Campus Building, including:</p> <ul style="list-style-type: none"> <li>- Construction of a 19 Storey building over two levels of Basement parking</li> <li>- Use as a University including learning spaces, research, library, administration &amp; ground floor retail</li> <li>- Landscaping works, including plantings on terraces within the building &amp; ground level plantings</li> <li>- Associated road and public domain works, including upgrade of The Appian Way &amp; Upgrade of Rickard Road Footpath</li> <li>- Four signage zones</li> </ul>

### DEVELOPMENT DESCRIPTION

<b>Proposed Works</b>	<b>Description</b>
Classification(s):	Class 7a Car park, Class 9b University, Class 6 - Retail
Use of Building/Part:	Office, Retail, Carpark, Educational Establishment
Subject Area (Area of Works):	<b>This Crown Building Certificate is limited to detailed excavation only as shown on the approved Architectural &amp; Structural plans</b>

### BASIS OF STATEMENT:

This statement is based upon: -

- The National Construction Code, Volume 1, Building Code of Australia BCA Class 2-9 Buildings 2019 (BCA)
- The Design Documentation listed in this statement below

Compliance with the following Conditions:

- The receipt for payment of the Long Service Levy is provided prior to the commencement of construction works on site

## EXCLUSIONS

This statement relates only to the assessment and application of the Building Code of Australia to the proposed building works contained within the Design Documentation listed below and excludes: -

- General (non-BCA) electrical, mechanical, hydraulic building services
- Service providers requirements relating to electricity, gas, water and telecommunications
- The regulatory compliance of existing components/areas of the premises/site unaffected by the works.
- Disability (Access to Premises – Buildings) Standards 2010 compliance
- This statement relates to BCA compliance only and excludes any requirements for development consent or conditions of any approval documents, or any other form of planning or certification obligations required by the Environmental Planning and Assessment Act 1979 or any other legislation.
- Any elements the subject of the documentation relied upon, or the conditions are not the liability of Group DLA as reliance upon this documentation, certification and information in issuance of this statement.

## STATEMENT OF COMPLIANCE

We hereby confirm that the proposed design shall accord with the relevant principles and provisions of the Building Code of Australia 2019 subject to: -

- Compliance with the conditions of approval nominated below; and
- Reliance upon the listed documentation relied upon, listed drawings/plans
- Certification of the installation of the relevant portions on completion of the works

## DESIGN DOCUMENTATION

The following architectural documentation was reviewed as part of this assessment;

Drawing No.	Titled	Prepared by	Revision	Dated
A00-02	Site Plan – Proposed	Lyons Architects	A	16/03/2021
A20-01	Pile, Shoring Setout & Bulk Excavation Plan	Lyons Architects	C	16/03/2021

## SUPPLEMENTARY DOCUMENTATION

The following additional documentation was reviewed as part of this assessment, and has been relied upon in confirming compliance for those elements listed / certified or confirmed as compliant;

## CONDITIONS OF CONSENT

DA Condition No.	Reference	Issued by	Date
19 & 26	Confirmation of submission of Haulage road recordings to Council	Asbin Bashyal of Mainland Civil	11/11/2020
B7/B8	Pre-Construction Dilapidation Inspection No. 820042.1_Rv.1	GreenPlus Property Services	October 2020
B7 & B8	Letter referencing Dilapidation Report	Martin Brooks of Built	16/03/2021

DA Condition No.	Reference	Issued by	Date
B10	Community Communication Strategy No. SA7500UP Final V1.0	Stephanie Potter of Urbis	02/03/2021
B10	Email Correspondence regarding submission to DPIE	DPIE	04/03/2021
B15, B17, B24 & B25	Construction & Environmental Management Plan Revision 2	Shane Tozer of Built	March 2021
B18	Construction & Environmental Management Plan, Revision 0	Shane Nichols of Acoustic Logic, dated	10/03/2021
B21 & B26	Flood Emergency Response Plan	Steve Gray of GRC Hydro	16/03/2021
B28	Register Aboriginal Parties Consultation Letter	Andrew Crisp of Urbis	10/03/2021
B28	Email Correspondence regarding Register Aboriginal Party (RAP) submission to Canterbury-Bankstown Council	Andrew Crisp of Urbis	-
B28	Email Correspondence regarding Register Aboriginal Party (RAP) submission to RAPs	Andrew Crisp of Urbis	-
B17	SEARs (SSD 9831) – Construction Pedestrian and Traffic Management Plan	ARUP	16/03/2021
A22	Email Confirmation of compliance with SSD Condition A22	Madeleine Lloyd of Walker Corporation	12/03/21
B24/25	Email Confirmation of consultation with Council re – construction parking	Patrick Polomka of Walker Corporation	17/03/2021
B9	CEMP Extract – Unexpected Finds Procedure	Built	-
B13	Letter of Confirmation of DA Condition B13 – No Structural Demolition	Martin Brooks of Built	02/03/2021
B19	Waste Management Plan	Purple Cow Industries	-
B22	Heavy Vehicle Driver Code of Conduct, Rev A	Built	23/02/2021
B23	Soil & Sediment Control Plan No. C00-05, Rev 10	Bonacci Group (NSW) Pty Ltd	09/10/2020
B41	Traffic Engineering Design Certification	James Turner of ARUP	10/03/2021
B1	Notice of commencement of construction works & evidence of submission to the planning secretary	Nathan Campbell of Walker Corporation	16/03/2021

## STATUTORY DOCUMENTATION

Item No.	Reference	Issued by	Date
4	Geotechnical Investigation Report No. 86462.00	Douglas Partners	August 2018
-	Structural Plan No. S1101 – Footing Plan, Revision G	Lyons Architects	02/03/2021

Item No.	Reference	Issued by	Date
-	Structural Plan No. S1101 – Footing Plan, Revision I	Lyons Architects	03/03/2021
-	Application form for Crown Building Certificate	Nathan Campbell of Walker Corporation	16/03/2021

This statement confirms compliance of the Design to BCA 2019 for the proposed works and is reliant upon the listed documentation, design certification and plans referenced, as well as compliance with the conditions of this document.



Brett Clabburn  
Director  
NSW Fair Trading / BDC0064