

27/07/2021

Our Ref: GDL180335.5

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  
CC2b – Services & Structure**

---

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>GDL180335.5</b>
<b>Property Address</b>	No 74 Rickard Road, Bankstown - Lot 15 in DP 1256167
<b>Client</b>	Western Sydney University - Bankstown City Campus
<b>Date</b>	21/07/2021
<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):	<p><b>This Crown Building Certificate is limited to:</b></p> <ul style="list-style-type: none"> <li>• Civil Stormwater Works</li> <li>• Services Basement 1 &amp; 2</li> <li>• Services Ground – Level 3 (Base-building only excluding future fitout areas)</li> <li>• Structure Levels 4-12 Inclusive</li> </ul>

### BASIS OF STATEMENT:

This statement is based upon: -

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

## 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.
- Review of existing population densities throughout the building with respect to the new works
- Any existing elements of the building, as this statement relates to BCA confirmation of new works only, and not an assessment of any existing elements or portions of the building
- 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 Amendment 1 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.	Title	Prepared By	Revision	Date
A21-07	Concrete Profile Plan - Level 4	Lyons	D	09/07/2021
A21-08	Concrete Profile Plan - Level 5	Lyons	D	09/07/2021
A21-09	Concrete Profile Plan - Level 6	Lyons	D	09/07/2021
A21-10	Concrete Profile Plan - Level 7	Lyons	D	09/07/2021
A21-11	Concrete Profile Plan - Level 8	Lyons	D	09/07/2021
A21-12	Concrete Profile Plan - Level 9	Lyons	D	09/07/2021
A21-13	Concrete Profile Plan - Level 10	Lyons	D	09/07/2021
A21-14	Concrete Profile Plan - Level 11	Lyons	D	09/07/2021
A21-15	Concrete Profile Plan - Level 12	Lyons	D	09/07/2021

## 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;

- Crown Building Certificate Application form, issued by Nathan Campbell of Walker Bankstown Developments (Authorised Representative of Western Sydney University) dated 11/06/2021
- Structural Design Certificate for CC2b Works (Level 4 to 12) and associated Structural Plans issued by Michael Barret of Taylor Thomson Whitting, dated 12/07/2021
- Structural Design Certificate for Post-Tension Suspended Floor Slab and associated Plans issued by Kim Anh Vu of Interspan (NSW) Pty Ltd, dated 09/07/2021
- Civil Design Statement for CC2b Works and associated Civil & Stormwater plans issued by Michael Cahalane of Warren Smith & Partners Pty Ltd, dated 12/07/2021
- Electrical Services Plans issued by Heyday Group
- Fire Services Plans issued by Extinguished Fire (NSW) Pty Ltd
- Hydraulic Services Plans issued by MGP Building & Infrastructure Services Pty Ltd
- Mechanical Services Plans issued by Climatech NSW Pty Ltd
- CC2b Staging Letter issued by Richard Han of Integral Group, dated 13/07/2021
- Plant Room Basement Plan No. ME-B1-PLT-001 – Mechanical Services – Plantroom Basement 1 Sheet 1 of 1, Revision 2 issued by Climatech NSW Pty Ltd, 17/06/2021
- Design Statement for Dry Fire Services issued by Chris Barmes of Extinguished Fire (NSW) Pty Ltd, dated 19/07/2021
- Design Statement for Wet Fire Services issued by Joshua von Bischoffshausen of Extinguished Fire (NSW) Pty Ltd, dated 20/07/2021
- Hydraulic Services Design Certification issued by Alex Ross of MGP building & infrastructure services dated 26/07/2021
- Electrical Design Certification issued by Brian Magee of Heyday 5 Pty Ltd dated 19/07/2021
- Mechanical Services Design Certification, issued by Thrivikram Muthukrishnan of Climatech dated 20/07/2021

DA Condition No.	Reference	Issued by	Date
B3	Certified Structural Plans	TTW	12/07/2021

**Information previously relied upon in Crown Certificate GDL180335.4, dated 11/06/2021;**

- Crown Building Certificate Application form, issued by Nathan Campbell of Walker Bankstown Developments (Authorised Representative of Western Sydney University) dated 11/06/2021
- confirmation of submission of updated dilapidation reports to Council issued by Marty Brooks of Built dated 19/05/2021
- Confirmation of proposed structural works to ground floor under CC1c will not include any works with the proposed Public Domain issued by Marie Khoury of Built, dated 07/07/2021
- Structural Design Certification & Associated Plans issued by Taylor Thomson Whitting dated 10/06/2021
- Structural Design Certification for Post Tensioning issued by Interspan dated 10/06/2021
- Accessibility Design Certification issued by Group DLA dated 11/06/2021

DA Condition No.	Reference	Issued by	Date
B3	Certified Structural Plans	TTW	12/04/2021
B4	Email Confirmation with supporting plan	Madeleine Lloyd of Walker Corporation	31/05/2021
B11	Receipt for Registration for 5 Star Green Star Rating	Madeleine Lloyd of Walker Corporation	31/05/2021

**Information previously relied upon in Crown Certificate GDL180335.3, dated 29/04/2021;**

- Crown Building Certificate Application form, issued by Nathan Campbell of Walker Bankstown Developments (Authorised Representative of Western Sydney University) dated 29/04/2021
- Structural Statement (DA Condition B38 & B39) and associated Plans issued by Michael Barrett of Taylor Thomson Whitting, dated 12/04/2021
- Civil Services Design Statement issued by Michael Cahalane of Warren Smith & Partners, dated 01/04/2021
- Letter of confirmation of instalment Levy payments issued by Lunette Jago of NW Long Service Corporation, dated 18/03/2021
- Statement of Confirmation of First Levy Instalment Payment, dated 19/03/2021
- Long Service Levy Receipt of Payment No. 00473410, dated 22/03/2021
- Long Service Levy First Instalment Remittance issued by Walker Group Holdings Pty Ltd, dated 19/03/2021
- Email Correspondence regarding Levy first instalment payment issued by Madeline Lloyd of Walker Group, dated 19/03/2021
- Design Certificate for Hydraulic Services and associated plans issued by Alex of MGP Building & Infrastructure Services, dated 03/01/2021

DA Condition No.	Reference	Issued by	Date
B5	Certified Structural Plans	TTW	12/04/2021

DA Condition No.	Reference	Issued by	Date
B36, B37	Confirmation of close out of Conditions B36 & B37	Shaun Naidoo of Canterbury City Council	28/04/2021
B38, B39	Structural Design Statement & Associated structural plans	Michael Barrett of Taylor Thomson Whitting,	12/04/2021
B39	Confirmation of close out of Condition B39	Shaun Naidoo of Canterbury City Council	21/04/2021

**Information previously relied upon in Crown Certificate GDL180335.2, dated 18/03/2021;**

## 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
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	-

DA Condition No.	Reference	Issued by	Date
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
-	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

**Information previously relied upon in Crown Certificate GDL180335.1, dated 07/12/2020;**

- Confirmation of issue of pre-construction dilapidation video recording of haulage roads to Canterbury Bankstown Council, issued by Asbin Bashyal of Mainland Civil dated 11/11/2020
- Sydney Water approval ref 186323, issued by Sydney Water dated 01/12/2020
- Confirmation that conditions 10 & 11 of the approved development consent are closed out, issue by Stephen Arnold of Canterbury City Council dated 20/10/2020
- Confirmation that items raised by Council with regards to conditional approval of SPTMP have been closed out, issued by Patrick Polomka of Walker Corporation dated 29/10/2020
- Confirmation of Council Approval of Shoring plan, issued by Nadim El Masri of Canterbury Bankstown Council dated 02/10/2020
- Road occupancy licence no 1484454 issued by TfNSW dated 01/10/2020
- Site Pedestrian Traffic Management Plan (SPTMP) issued by Kyle fleg of The Traffic Planner, dated 21/10/2020
- Sydney Water Stamped Basement Plan -Structure & Services, issued by Lyons Architects dated 02/09/2020
- Sydney Water Building Plan Approval ref 186323, issued by mgp building & infrastructure services dated 01/12/2020
- Site operations plan (SOMP) issued by Mainland Civil dated 29/09/2020
- Confirmation of issue of Road Occupancy Licence, issued by Salim Chah of Mainland Civil dated 23/09/2020
- Structural Design Certification for Soldier Pile Wall, issued by Roseller Oblimar and Stephen Hutchings of Pile Design Solutions dated 15/10/2020

**Supplementary documentation relied upon for issue of Crown Building Certificate GDL180335 dated 16/10/2020:**

- Pre-Construction Dilapidation Inspection Report No. 820042.1\_Rv.1, issued by GreenPlus Property Services Pty Ltd, dated 06/10/2020
- Tree Removal Plan No. M18056 LA-00-050, Rev 1 issued by Aspect Studios, dated 19/08/2019
- Site Setup Plan, Rev C, dated 09/09/2020
- Road Occupancy Licence No. 1484454 issued by TfNSW, dated 01/10/2020
- Letter referencing Dilapidation Report issued by Salim Chah of Mainland Civil, dated 13/10/2020
- Stormwater CCTV Report issued by Quron Pty Ltd, dated 08/10/2020
- Section 94A Contribution Receipt of Payment No. 4882748 issued by Canterbury-Bankstown Council, dated 14/10/2020
- Email Correspondence regarding submission to council regarding Agreement for Lease clause 10.2(c) issued by Ruwaida Ablakatof of WSU, dated 09/09/2020
- Email Correspondence regarding Condition 17 - Noise and Vibration Monitoring Plan submission to council, issued by Patrick Polomka of Walker Corp, dated 14/10/2020
- Letter referencing Checklist Item No. Part B item 14 regarding Tree preservation issued by Salim Chah of Mainland Civil, dated 23/09/2020
- Letter referencing DA Condition 8 – Long Service Levy Payment issued by Patrick Polomka of Walker Corp, dated 02/10/2020
- Long Service Levy Receipt of Payment No.445621, dated 30/09/2020
- Letter referencing Quantity Surveyor Certificate Of Cost issued by Tracy Burnham of Rider Levell Bucknall, dated 10/07/2019
- Letter referencing Condition 9 – Section 94a Contributions issued by Patrick Polomka of Walker Corp, dated 14/10/2020



- Site, Pedestrian and Traffic Management Plan (SPTMP) Version 1.0, issued by The traffic Planner, dated 06/10/2020
- Site Operation Management Plan (SOMP), Version 2.0, issued by Mainland Civil, dated 29/09/2020
- Letter referencing Condition 12 – Works Permit issued by Patrick Polomka of Walker Corp, dated 14/10/2020
- Early Access Notice of Commencement of Work Letter issued by Bill Parasiris of Western Sydney University, dated 09/09/2020
- Letter referencing Checklist Item No. Part B item 15 regarding Construction Vehicle Road Usage issued by Salim Chah of Mainland Civil, dated 23/09/2020
- Letter referencing Checklist Item No. Part B item 16 Road Occupancy Licence issued by Salim Chah of Mainland Civil, dated 23/09/2020
- Construction Noise & Vibration Management Plan No. 0120-037-01, Revision 1.1, issued by Mark Della Sabina of Osterman Consult, dated 30/09/2020
- Letter referencing Checklist Item No. Part C item 18 Signage Lighting and utilities Recovery issued by Salim Chah of Mainland Civil, dated 23/09/2020
- Letter referencing DA Conditions 21 - 25, 27-34 and 36-39 issued by Salim Chah of Mainland Civil, dated 23/09/2020
- Letter referencing DA Condition 1a, issued by Salim Chah of Mainland Civil, dated 15/10/2020
- Structural Design Certification for Soldier Pile Wall, issued by Roseller Oblimar and Stephen Hutchings of Pile Design Solutions dated 15/10/2020
- Sydney water sewer deviation plan ref. 177945WW, prepared by Sydney Water dated 02/10/2020
- Sydney Water Approval Notice Rev 177945 issued by Sydney Water dated 10/07/2020
- Letter Referencing items 5 & 20, issued by Salim Chah of Mainland Civil, dated 15/10/2020
- Receipt of lodgement of Bond with Canterbury Bankstown Council Ref 2020100968 dated 16/10/2020

This statement confirms compliance of the Design to BCA 2019 Amendment 1 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 Department of Fair Trading - BDC0064