



BCA Capability Statement



Dad & Daves Brewery
45 Mitchell Road, Brookvale NSW 2100

Prepared for: Dad & Daves Brewery
Our Ref: 22000800 | Issue date: 31 January 2023

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Authorisation

Revision	Comment / Reason for Issue	Issue Date	Prepared by	Reviewed by
02	Amended following client comments	31/01/23		
			Chris Bailey	Matt Marks

Revision History

Revision	Comment / Reason for Issue	Issue Date	Prepared by
01	DA Submission	25/01/23	Chris Bailey
02	Amended following client comments	31/01/23	Chris Bailey

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1 Executive Summary

As Accredited Certifiers, we have reviewed architectural design documents prepared by HAO Design Pty Ltd (refer Appendix A) for compliance with the National Construction Code - Building Code of Australia Volume One 2019 Amd 1.

The purpose of the assessment is to provide surety to the Consent Authority, Northern Beaches Council, that the buildings design is capable of complying with the BCA and that subsequent compliance with the provisions of Clauses F2.3 of the BCA will not give rise to further modifications to the building that may necessitate additional design changes.

A handwritten signature in black ink, appearing to read "C.B.4.", located below the text of the Executive Summary.

Chris Bailey
Senior Building Surveyor
MBC Group

2 Introduction

The following MBC Group Team Members have contributed to this assessment:

- Chris Bailey (Senior Building Surveyor)
- Matt Marks (Associate – BDC2882)

Our assessment of the concept design documentation was based on the following:

- National Construction Code Series (Volume 1) Building Code of Australia 2019-Amd 1 (BCA)
- Architectural Drawings – Refer to Appendix A
- Guide to the Building Code of Australia 2019 Amd 1 (BCA Guide)
- Access to Premises – Buildings Standards 2010 (Access Code)
- Environmental Planning and Assessment Act 1979 (EP&A)
- Environmental Planning and Assessment Regulation 2021 (EP&AR)

The objectives of this statement are to:

- Undertake an assessment of the proposed architectural design documentation against the Performance Requirements of National Construction Code Series 2019 (Volume 1) - Building Code of Australia (BCA).
- Accompany the submission of the Development Application to Council to enable the Consent Authority to be satisfied that the building design is capable of complying with the BCA and that subsequent compliance with Clauses F2.3 of the BCA will not give rise to further design changes to the building.
- Identify any BCA compliance issues that require resolution at the Construction Certificate stage. These matters are to be considered pursuant to Cls 53.4 of the EP&A Regulation 2001.
- Enable the certifying authority to satisfy its statutory obligations under Clause 69 of the Environmental Planning and Assessment Regulation, 2021.
- Enable the certifying authority to satisfy its statutory obligations under Clause 24 & 25 of the Building and Development Certifiers Regulation 2020.
- This Capability Statement is not intended to identify all issues of compliance or non-compliance with the BCA with such other issues to be appropriately addressed prior to issue of the Construction Certificate.

3 Building Description Summary

3.1 Proposed Works

The proposed development comprises increasing patron numbers to an existing artisan food and drinks premises from 100 patron to 140 patrons, with the provision of outdoor seating & upgrade to existing sanitary facilities.

The purpose of this report is to assess sanitary facility provisions to confirm they are capable of catering for the proposed population numbers.

The site is located at 45 Mitchell Road, Brookvale NSW (Lot 6 DP 30579)

3.2 Building Assessment Data

Summary of Construction and Building	
Use(s)	Artisan food and drink industry
Classifications(s)	6, 8
Number of Storeys contained	2
Rise in Storeys	2
Type of Construction	C
Effective Height	TBA
Climate Zone	5

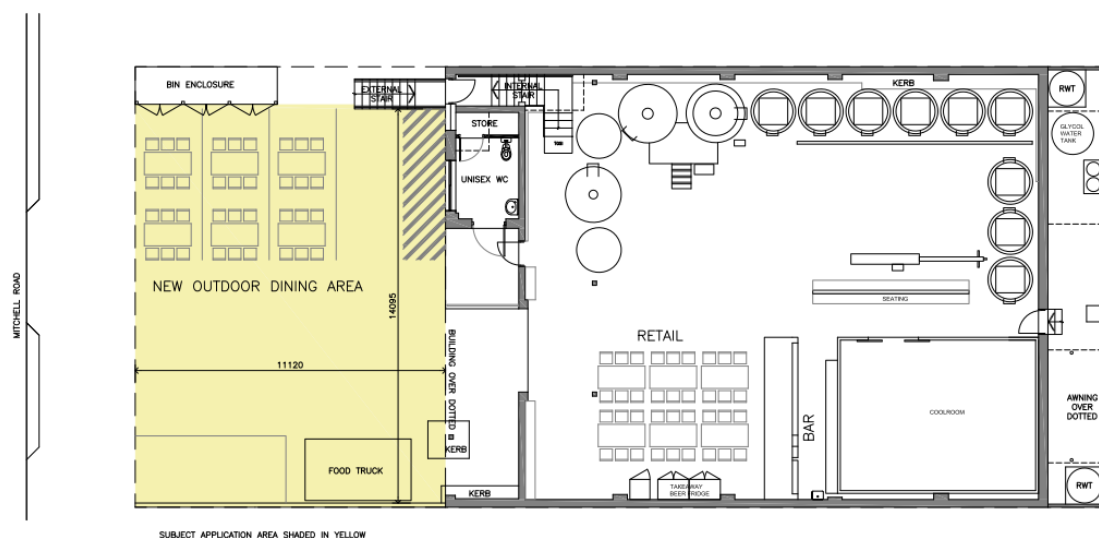


Figure 1; Site Plan

4 Assessment

4.1 Relevant BCA Edition

The proposed development will be subject to compliance with the relevant requirements of the BCA as in force at the time that the application for the Construction Certificate is made.

Should an out of cycle change occur to the Building Code of Australia, then this report is required to be updated to reflect any applicable changes made and now required by the BCA.

In this regard it is assumed that the Construction Certificate application will be made prior to 1st May 2023. As such this report is based upon the Deemed-to-Satisfy provisions of BCA 2019 Amendment 1.

Should the application for Construction Certificate be made after 1st May 2023, this report will be required to be updated to reflect any changes made and now required by the BCA.

4.2 Compliance with the BCA

A detailed desktop assessment was carried out against the technical provisions of the BCA and compliance matters will be addressed in the Construction Certificate documentation. It is noted that the proposed development must comply with the relevant requirements and this can be achieved by complying with the Performance Requirements of the BCA:

4.3 A2.1 Compliance with the Performance Requirements

Performance requirements are satisfied by one of the following:

1. A Performance Solution
2. A Deemed-to-Satisfy Solution
3. A combination of (1) and (2)

Upon assessment of architectural plans, MBC Group can verify that the proposed design can readily achieve compliance with the DtS provisions of the BCA and as such meet the performance requirements.

For the purpose of this assessment, it is the understanding of MBC Group that there will not be any more than 10 staff on the premises at any one time. As such, a single unisex facility is capable of catering for staff numbers.

Employees and the public may share the same facilities in a Class 6 building provided the number of facilities provided is not less than the total number of facilities required for employees plus those required for the public.

Proposed patron numbers of 140 people. Based on a 50/50 split between male and female patrons. Sanitary facilities have been assessed based on 70 male patrons and 70 female patrons.

Appendix A –Sanitary Facility Calculations															
F2.4 - Sanitary Facility Calculations - Students															
Description of building or part	Occupant Number	Population No.		Required			Provided			Unisex Accessible added to (if applicable)			Difference		
				WC	Urinals	Basins	WC	Urinals	Basins	WC	Urinals	Basins	WC	Urinals	Basins
Artisan food & drink premises	140	Male	70	1	2	2	2	2	1	1		1	2	0	0
		Female	70	3	NA	2	2	NA	2	1		1	0	NA	1

The premises is proposed to be provided with the following sanitary facility numbers:

- Male; Two (2) WC pans, Two (2) Urinals (where each 600mm length of a continuous urinal trough is counted as one(1) urinal), One (1) basins.
- Female; Two (2) WC pans, Two (2) basins
- Unisex WC pan, unisex basin – nominated as staff bathroom.
- One (1) Accessible Unisex Sanitary Facility (Noting accessible unisex sanitary facility may be counted once for each sex).

The proposed sanitary facilities within the premises are capable of catering for the proposed population numbers; being 140 patrons and up to 10 staff.

5 Conclusion

This report contains an assessment of the referenced architectural documentation for the proposed development against the Deemed-to-Satisfy provisions & Performance Requirements of the National Construction Code Series (Volume 1) Building Code of Australia 2019, Amd 1.

In view of the above assessment we can confirm that compliance with the A2.1 of the BCA is readily achievable.

We trust that the above submission is of assistance to Council and should you wish to discuss any aspect of this advice, please do not hesitate to contact me.

Best regards,

A handwritten signature in dark ink, appearing to read "C.B.4." with a stylized flourish.

Chris Bailey
Senior Building Surveyor
MBC Group

6 Appendix A – Design Documentation

The following documentation was used in the assessment and preparation of this report:

Drawing No.	Title	Date	Drawn By	Revision
01	Ground Floor Plan Outdoor Dining Application	09 Aug 2022	HAO Design Pty Ltd	B
DA02	First Floor Plan Outdoor Dining Application	24 Jan 2023	HAO Design Pty Ltd	C

Disclaimer

This report is based upon a single site inspection only. No testing of any fire safety measures was conducted. This report is a summary of non-compliances with the applicable parts of C, D and E of the BCA that are able to be visually sighted ONLY. Aspects excluded from this report include structural design, general building services, DDA, Part B, Part F, Part G, Part H, Part J and the requirements of service or utility providers such as phone, gas, water and energy.



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