

1<sup>st</sup> March 2019

**REFERENCE: 55 KALANG ROAD ELANORA HEIGHTS  
DEVELOPMENT APPLICATION SUBMISSION  
BUILDING CODE OF AUSTRALIA (BCA) CAPABILITY STATEMENT**

Ray Fitz-Gibbon and Associates Pty Ltd Architects have carried out an assessment of the proposed development against the requirements of the National Construction Code Series (Volume 1) -Building Code of Australia (BCA) 2016.

The proposed development will be subject to a Review of Environmental Factors application and this BCA Capability Statement will form part of the submission to NSW Government and Council for their consideration as part of the determination.

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

- National Construction Code Series (Volume 1) Building Code of Australia 2016 (BCA)
- National Construction Code Series (Volume 2) Building Code of Australia 2016 (BCA)
- Guide to the Building Code of Australia 2016 (BCA Guide)
- Environmental Planning and Assessment Act 1979 (EP&A)
- Environmental Planning and Assessment Regulation 2000 (EP&AR)
- Architectural plans prepared by Ray Fitz-Gibbon and Associates Architects:

Drawing No.	Revision	Date
DA01	-	01/03/19
DA02	-	01/03/19
DA03	-	01/03/19
DA04	-	01/03/19
DA05	-	01/03/19
DA06	-	01/03/19
DA07	-	01/03/19
DA08	-	01/03/19
DA09	-	01/03/19
DA10	-	01/03/19
DA11	-	01/03/19
DA12	-	01/03/19

**SCOPE OF WORK:**

The Scope of Works includes the construction of a new 3 Story “Shop Top Housing” (Mixed Use) Development with 1 level of underground / undercroft parking containing 6 apartments and 1 commercial / retail units

**BUILDING CLASSIFICATION;**

**BCA Classification: Class 2 (Residential building containing 2 or more sole occupancy units each being a separate dwelling)**

**Class 6 (Retail)**

**Class 7a (Carpark)**

**Rise in Stores: The building has a rise in stores of three (3).**

**Type of Construction: Type A Construction**

**CONCLUSION**

This statement contains an assessment of the referenced architectural documentation for the proposed mixed use development 55 Kalang Road Elanora Heights against the Deemed-to-Satisfy Provisions of the BCA 2016. The assessment has been undertaken for the purpose of, and to the extent necessary to prepare a BCA Assessment Report to accompany the Development Application submission.

Arising from the review, it is considered that the proposed development is capable of meeting the requirements of the BCA.

Further detailing will be required as part of the documentation approaching CC stage, and this will also include the development of designs and assessment reports from various Consultant disciplines’.

Yours faithfully



**RAY FITZ-GIBBON**  
Chartered Architect 5718 RAlA