



*Building Code of Australia 2019 Amendment 1*

# BCA CAPABILITY STATEMENT



Lot B 70 The Corso, Manly, 2095

Prepared for: John Aspinall | Issue date: 17.3.2021

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## Authorisation

Revision	Comment / Reason for Issue	Issue Date	Prepared by	Reviewed by
1	BCA Capability Statement	17.3.2021		
			William Burke	Joel Lewis
			BDC 4776	BDC 2335

## Revision History

Revision	Comment / Reason for Issue	Issue Date	Prepared By
1	BCA Capability Statement	17.3.2021	William Burke

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## Executive Summary

As Accredited Certifiers, we have reviewed architectural design documents prepared by Urbaine Architecture (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 Parts C, D E, F & J of the BCA will not give rise to further modifications to the building that may necessitate additional design changes.

## Introduction

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 2000 (EP&AR)

The objectives of this statement are to:

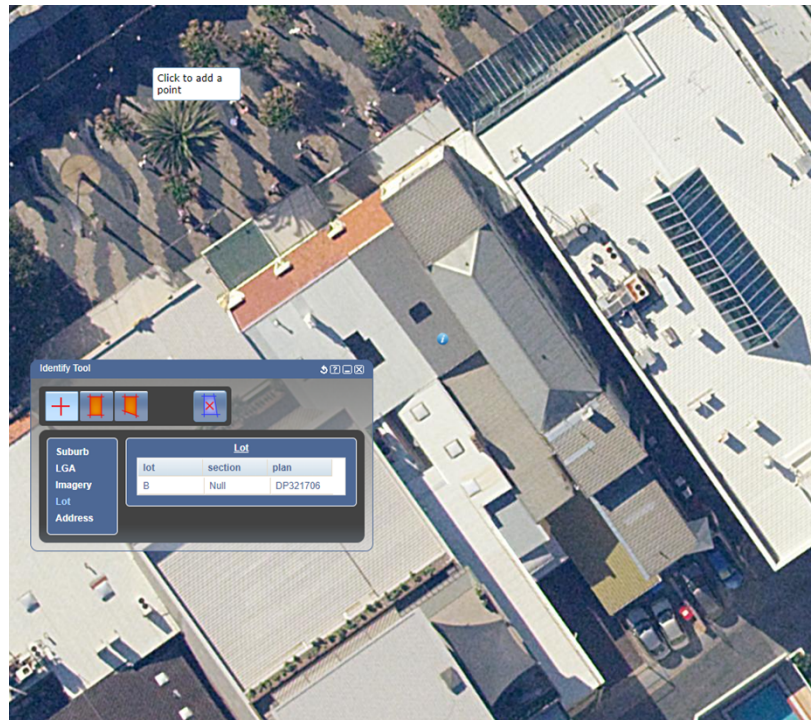
- Undertake an assessment of the proposed architectural design documentation against the Performance Requirements of National Construction Code Series 2019 (Volume 1) - Building Code of Australia (BCA).
- Accompany the submission of the Development Application to Northern Beaches Council to enable the Consent Authority to be satisfied that the building design is capable of complying with the BCA and that subsequent compliance with Parts C, D, E, F & J 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 2000.
- Enable the certifying authority to satisfy its statutory obligations under Clause 145 of the Environmental Planning and Assessment Regulation, 2000.
- 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.



## Building Description Summary

### Proposed Works

The proposed development comprises the internal Fit out of a ground floor Tenancy Located at Lot B 70 The Corso Manly as a business premises.



### Building Assessment Data

Summary of Construction and Building	
Use(s)	Business Premises
Classification(s)	Class 6
Number of Storeys contained	2
Rise in Storeys	2
Type of Construction	Type C
Effective Height	3m
Climate Zone	Climate Zone 5

## Assessment

### 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.

Please Note: An out of cycle BCA may impact this project. BCA 2022 is due to be released and enforced as of the 1<sup>st</sup> of September 2022

In this regard it is assumed that the Construction Certificate application will be made prior to the 1st of September 2022, and after the 1 Jul 2020. As such this report is based upon the Deemed-to-Satisfy provisions of BCA 2019 Amd 1.

Should the application for Construction Certificate be made after 1st September 2022, this report will be required to be updated to reflect any changes made and now required by the BCA.

### 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:

#### 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. The below identified non-compliances shall be further assessed prior to the issuance of a Construction Certificate.

DTS Clause	Description of Non-Compliance	Performance Requirement
D1.6	1m egress pathway to be maintained through all areas. Pinch point of 500mm accessing reception desk to be reviewed.	DP6
D2.8	Waste Room cupboard below non-fire isolated stairs is to be fire separated with construction achieving FRL of 60 minutes	DP4
D3.1 & AS 1428.1-2009	Corridor widths to be a minimum of 1450mm or addressed by project access consultant.	DP1
D3.1 & AS 1428.1-2009	Circulation space around reception desk is not in accordance with AS 1428.1-2009.	DP1
D3.3 & AS1428.1-2009	1530 x 2070 turning circle required at the end of dead-end corridors.	DP1
F2.4 & AS 1428.1-2009	DDA Facility and Shower not provided where new bathroom and shower being installed.	DP1

The above items shall be addressed prior to the issuance of a Construction Certificate to meet A2.1 of the BCA.

Where and if a fire engineer proposes any performance solutions that identify Category 2 fire safety provisions, this will require formal referral to Fire & Rescue NSW pursuant to Clause 144 of the Environmental Planning & Assessment Regulation 2000.

## 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 subject to the above identified non-compliances being appropriately considered, 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,



William Burke  
**Senior Building Surveyor**  
**MBC Group**

## Appendix A – Design Documentation

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

Drawing No.	Title	Date	Drawn By	Revision
A001	Site Location	12.3.2019	Urbaine Architecture	DA Issue
A002	Site Survey	12.3.2019	Urbaine Architecture	DA Issue
A002	Site Plan	12.3.2019	Urbaine Architecture	DA Issue
A004	Proposed Floor Plan and Section	12.3.2019	Urbaine Architecture	DA Issue
A005	Proposed Exterior Elevations	-	Urbaine Architecture	-
A006	Photo – Montage 2	-	Urbaine Architecture	-



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**BCA Capability Statement**