



# BCA Capability Statement

2 Anzac Avenue Collaroy (Long Reef Golf Club)



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Prepared for: Long Reef Golf Club  
Our Ref: 24000156 | Issue date: 30 April 2025

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## Authorisation

Revision	Comment / Reason for Issue	Issue Date	Prepared by	Reviewed by
A	BCA Capability Statement	30 April 2025		
			George Panagiotlaris	Curtis Schumann

## Revision History

Revision	Comment / Reason for Issue	Issue Date	Prepared by
A	BCA Capability Statement	30 April 2025	George Panagiotlaris

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# 1 Executive Summary

MBC Group have inspected the subject premises and assessed architectural design documents prepared by I2C (refer appendix A) for compliance with the National Construction Code - Building Code of Australia Volume One 2022 (referred to as BCA).

The purpose of the assessment is to provide surety to the Consent Authority, Northern Beaches Council, that the proposed development has been assessed and is capable of complying with the BCA and that subsequent compliance with the provisions of Parts C, D and E of the BCA will not give rise to significant design amendments.

This statement does not consider Section 62 of the Environmental Planning and Assessment Regulation 2021, this clause is a consent authority consideration.

The application for Construction Certificate shall be assessed under the relevant provisions of the Environmental Planning & Assessment Act 1979 (As Amended) and the Environmental Planning & Assessment (Development Certification and Fire Safety) Regulation 2021.

## 2 Introduction

### 2.1 Purpose

The purpose of this statement is to assess the current design proposal against the Deemed-to-Satisfy (DtS) provisions of Sections C, D and E of the National Construction Code Series 2022 (Volume 1) – Building Code of Australia (referred to as BCA), and provide surety to the Consent Authority that the design is capable of compliance without significant design amendments.

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

- George Panagiotlaris
- Curtis Schumann

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.

### 2.2 Methodology

The methodology applied in undertaking this assessment has included: -

- A desktop review of architectural plans, as listed in Appendix A
- Assessment of the architectural plans against the following relevant codes:-
- Sections C, D & E (as applicable / relevant) of the National Construction Code Series (Volume 1) Building Code of Australia 2022 (BCA)
- Environmental Planning and Assessment Act 1979 (EPAA)
- Environmental Planning & Assessment (Development Certification and Fire Safety) Regulation 2021 (EPAR)
- Discussions with the design development team to gain an understanding of the development proposed.

### 2.3 Limitations

This statement **does not include** or imply any detailed assessment for design, compliance or upgrading for:

- the structural adequacy or design of the building;
- the inherent derived fire-resistance ratings of any proposed structural elements of the building (unless specifically referred to); and
- the design basis and/or operating capabilities (including pressure & flows) of any proposed
  - electrical
  - mechanical
  - hydraulic
  - fire protection services.
- Section 62 of the Environmental Planning and Assessment Regulation 2021

This statement does not include, or imply compliance with:

- the National Construction Code – Plumbing Code of Australia Volume 3
- the Disability Discrimination Act 1992 including the Disability ((Access to Premises – Buildings) Standards 2010 – unless specifically referred to)
- The deemed to satisfy provisions of Part D4 and F4D5 of BCA 2022
- The deemed to satisfy provisions of Sections B, F, G, H & J of BCA 2022
- Demolition Standards not referred to by the BCA;
- Work Health and Safety Act 2011;
- An out of cycle change to the Building Code of Australia.
- Requirements of other Regulatory Authorities including, but not limited to, Telstra, Telecommunications Supply Authority, Water Supply Authority, Electricity Supply Authority, Work Cover, Roads and Maritime Services (RMS), Roads and Transport Authority, Local Council, ARTC, Department of Planning and the like; and
- Conditions of Development Consent issued by the Local Consent Authority.

## 2.4 Conflict of Interest

This statement prepared by MBC Group was provided as part of MBC Group's contracted scope for this project, which is "Certification Work", as defined in the Building and Development Certifiers Regulation 2020.

Due to the strict requirements and limits in terms of conflicts of interest imposed under that regulation, MBC Group has not and cannot undertake any services other than Certification Work services on this project. Hence, the contents of this statement, and any associated correspondence, were provided in the context of a certification assessment, and should not be construed to constitute involvement in building design, the preparation of plans and specifications, the provision of advice on how to amend a plan or specification to ensure that the aspect will comply with legislative or code requirements, or to breach any other restriction or limitation imposed under the conflict of interest provisions of that or any other legislation.

## 3 Development Description

### 3.1 Proposed Development

The proposed development comprises the refurbishment of the Long Reef Golf Club.

Alterations and additions to the existing LRGC Club House to improve facilities for members and the wider community. Works will include partial demolition of roof and walls with alterations and additions to the existing one (1) storey building to create a refurbished two-storey clubhouse with provision of two (2) new accessible car spaces.

Internal works will create the following areas of use:

#### Ground Floor

- new lobby entry space
- three (3) members & community multi-use rooms
- two (2) bar areas
- members lounge with external terrace area
- commercial kitchen
- dining area
- amenities
- office spaces
- storage rooms
- keg room
- kiosk
- covered outdoor terrace dining area; and
- garden seating area.

#### First Floor

- lobby and entry area
- back of house space
- member & community multi-use rooms
- bar lounge
- amenities
- members lounge and terrace area; and
- two (2) outdoor terrace areas



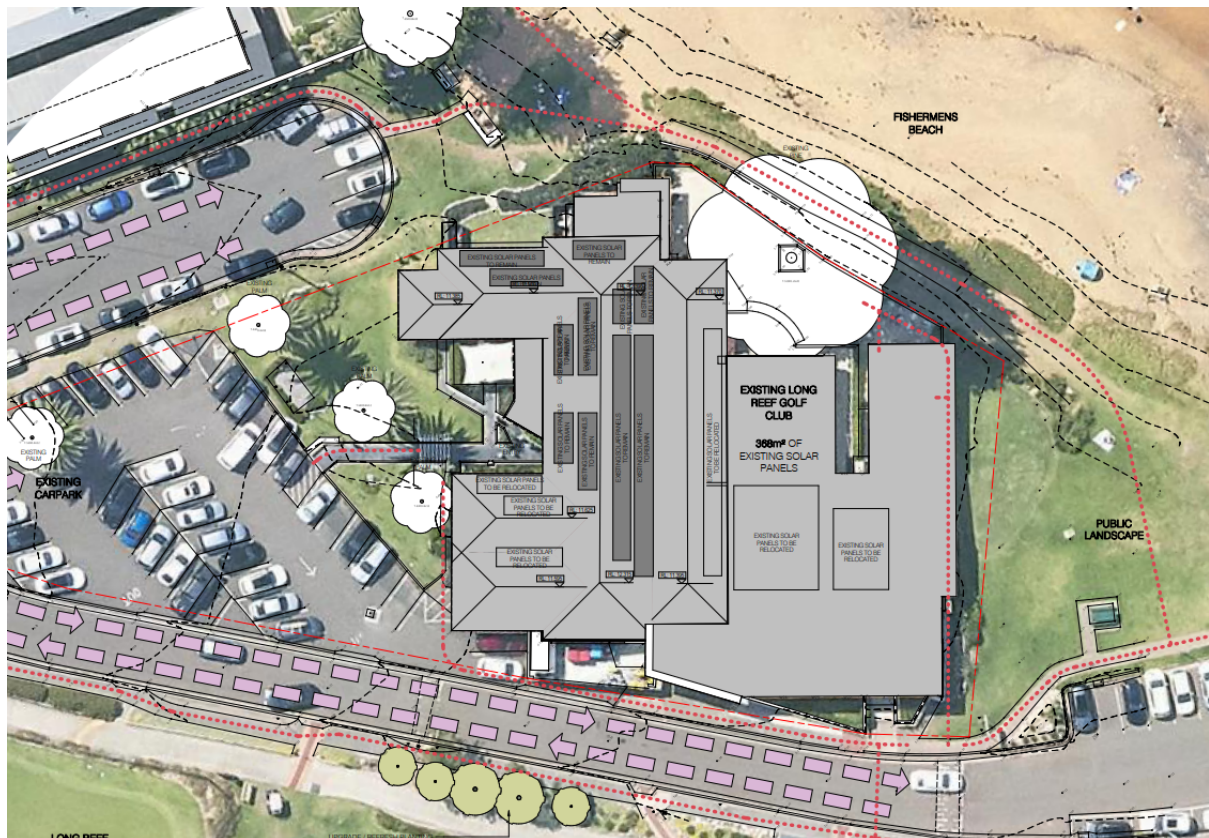
### 3.2 Location

The Site is positioned within the suburb of Collaroy, which forms part of the Northern Beaches Local Government Area (LGA). The Site is located at the eastern end of Anzac Avenue, Collaroy. The Site is located within Griffith Park which includes the Long Reef Golf Course (LRGC), Griffith Park Playing Field and amenities building, Collaroy Tennis Club, Long Reef Surf Lifesaving Club and associated facilities.

The Site is zoned RE1 Public Recreation and is subject to the provisions of Warringah Local Environmental Plan 2011. The Site is situated on the southern side of Anzac Avenue between Seaview Parade to the west and Fisherman's Beach to the east.

In its current state, the Site comprises the existing LRGC Club House which is a single storey rendered brick building with hipped tile roof and part flat metal roof. The Club House has been subject to various additions and extensions over the years and is no longer fit for purpose. There is an existing at grade parking area to the west of the existing building that will remain largely unchanged.

The Site adjoins Fisherman's Beach to the north and east, open reserve and Fisherman's Beach Boat Ramp to the east, an access road to car parking along the foreshore, Pro Shop and golf course to the south and south-west and low-density residential housing to the north-west. The wider Site context is a combination of recreational and sporting facilities within Griffith Park, beach and intertidal areas, and low-density residential development.





### 3.3 BCA Classification (Part A6)

The proposed development being a registered club has been classified as:

- Class 5: being an office building or part
- Class 6: being a retail building or part
- Class 9b: being a public assembly building or the like

### 3.4 Rise in Storeys (Clause C2D3)

The proposed development is within a building that has been assessed to have a rise in storeys of two (2).

### 3.5 Effective Heights (Part A1)

The proposed development has been assessed to have an *effective height* of 3.965m, this is measured from Ground floor RL6.490 to level 1 RL10.455

The BCA now defines effective height as: -

*“Effective height means the vertical distance between the floor of the lowest storey included in a determination of rise in storeys and the floor of the topmost storey (excluding the topmost storey if it contains only heating, ventilating, lift or other equipment, water tanks or similar service units).”*

### 3.6 Type of Construction Required (Clause C2D2 / Table C2D2)

The proposed development is required to be Type B Construction. Specification 5 outlines the fire resistance required by certain building elements.

### 3.7 Building Data Summary

Part of Development	Use	Class	Floor Area (approx.) m <sup>2</sup>	Population
Staff Office Area	Offices	5	100*	29*
Bar/ Restaurant & associated Kitchen	Restaurant	6	491*	175*
Seating Area	Registered Club	9b	455*	264*

- \*The above floor area calculations and population numbers have been provided by the project architect i2c.

Summary of Construction and Building				
Use(s)	Office, Bar, Restaurant, Registered Club			
Classifications(s)	5, 6 and 9b			
Number of Storeys contained	2			
Rise in Storeys	2			
Type of Construction	B			
Effective Height	3.965m			
Largest Fire Compartment	Area	TBC	Volume	TBC
Climate Zone	5			
Importance Level	Structural Engineer is to determine importance level in accordance with BCA and AS1170 Part 0-2002, this must be specified in their design certificate			

## 4 Fire Safety Schedule

The following is a Fire Safety Schedule for the building, listing the likely measures and standards of performance required, this schedule shall be subject of further development and review as part of the Performance Solutions assessment:

### Fire Safety Schedule

Section 78 of the Environmental Planning and Assessment (Development Certification and Fire Safety) Regulation 2021

The following essential fire safety measures shall be implemented in the whole of the building premises and each of the fire safety measures must satisfy the standard of performance listed in the schedule which, for the purposes of Section 78 of the Environmental Planning and Assessment (Development Certification and Fire Safety) Regulation 2021, is deemed to be the current fire safety schedule for the building.

Type of Construction B  
Effective height = 3.965m

	Measure	Status*	Performance Standard
1.	Automatic fail safe devices	N	BCA 2022 Section D3D24, D3D26, AS 1670.1-2018
2.	Automatic Fire Detection & Alarm System	M	BCA 2009 E2.2 AS3786-1993
3.	Emergency Lighting	N	BCA 2011 E4.2, E4.4 AS 2293.1-2005
4.	Exit Signs	N	BCA 2011 E4.5, E4.6, E4.8 AS2293.1-2005
5.	Fire hydrant systems	N	BCA 2022 Section E1D3, AS 2419.1-2021
6.	Fire hose reel systems	N	BCA 2022 Section E1D3, AS 2441-2005

7.	Lightweight Construction	N	BCA 2011 C1.8 & Manufacturers Specs
8.	Mechanical air handling systems	N	BCA 2022 Section, E2.2, Spec E2.2a, AS/NZS 1668.1-2015, AS 1668.2-2012
9.	Portable Fire Extinguishers	N	BCA 2009 Clause/Table E1.6 AS2444-2001
10.	Performance Solution Report XXXXX, prepared by XXXX dated XXX	N	Performance Solution Report XXXXX, prepared by XXXX dated XXX

#### Notes

\* Indicate whether the measure is new (N), existing (E) or Modified (M)

## 5 Assessment

### 5.1 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 BCA, then this statement is required to be updated to reflect any applicable changes made and now required by the BCA.

In this regard it is assumed the Construction Certificate application is proposed to be made after the 1st May 2023. As such this statement is based upon the Deemed-to-Satisfy provisions of BCA 2022. Please note if an application for a Construction Certificate is made after the 1<sup>st</sup> May 2025, the BCA 2025 will be applicable for this project.

### 5.2 Compliance with the BCA

A 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:

#### 5.2.1 A2GA Compliance with the Performance Requirements

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 performance requirements of the BCA.

Departures from the Deemed to Satisfy Provisions of the BCA are identified below and will need to be addressed during design development:

DTS Clause	Description of Non-Compliance	Performance Requirement
	<b>Width of exits and paths of travel to exits</b>	
D2D8	Unobstructed width of a pathway to an exit is as low as 850mm in lieu of 1m.	D1P6
	To be addressed through a fire engineering performance solution by a suitably accredited fire practitioner and in consultation with FRNSW	



## Design Details Required

The assessment of the design documentation has revealed that the following areas require further details to demonstrate compliance with the prescriptive provisions of the BCA

DTS Clause	Description
<b>Tactile Indicators</b>	
D4D9	<p>TGSI's (Tactile Ground Surface Indicators) are required to be installed at the bottom and top of each stair.</p> <p>Design documentation to be reviewed for compliance prior to the approval stage.</p>
<b>Accessible Sanitary Facilities</b>	
F4D5	<p>The staff sanitary compartment &amp; male bank of toilets does not incorporate an ambulant sanitary compartment.</p> <p>Design documentation to be reviewed for compliance prior to the approval stage.</p>
<b>Protection of openable windows</b>	
D3D29	<p>Where the lowest level of the window opening is less than 1.7m above the floor, a window must be protected with a device capable of restricting the window opening; or a screen with secure fittings</p> <p>Design documentation to be reviewed for compliance prior to the approval stage.</p>
<b>Type B fire-resisting construction – fire-resistance of building elements</b>	
S5C21	<p>It has been assessed that loadbearing parts of external walls must achieve an FRL of 180/90/60</p> <p>Design documentation to be reviewed for compliance prior to the approval stage.</p>
<b>Accessible Sanitary Facilities</b>	
F4D4	<p>Please provide occupant numbers for each space so a sanitary assessment can be completed.</p> <p>Design documentation to be reviewed for compliance prior to the approval stage.</p>

DTS Clause	Description
<b>Acceptable methods of protection</b>	
C4D5	Doorways within 3m of a fire source feature must be fitted with either wall wetting sprinkler; or have an FRL of -/60/30 fire doors that are self closing or automatic closing
	Windows within 3m of a fire source feature must be fitted with internal or external wall-wetting sprinklers as appropriate used with windows that are automatic closing or permanently fixed in the closed position; or -/60/- fire windows that are automatic closing or permanently fixed in the closed position; or -/60/- automatic closing fire shutters
	Please provide adequate means of protection in accordance with C4D5 of openings within 3m of the south boundary.
	Design documentation to be reviewed for compliance prior to the approval stage.
<b>Ancillary elements</b>	
D2D14	Ancillary elements attached to the external wall are required to be non-combustible.
	Design documentation to be reviewed for compliance prior to the approval stage.
<b>Fire Hydrants</b>	
E1D2	It has been assessed that the location of fire hydrants have not been nominated on the plans. An assessment will be completed once nominated.
	Design documentation to be reviewed for compliance prior to the approval stage.
<b>Fire Hose Reels</b>	
E1D3	It has been assessed that the location of fire hose reels have not been nominated on the plans. An assessment will be completed once nominated.
	Design documentation to be reviewed for compliance prior to the approval stage.

DTS Clause	Description
	<b>Class 9b assembly buildings: nightclubs, discotheques and the like</b>
E2D16 NSW Variation	The class 9b portion of the development requires automatic shutdown of the air handling system to be installed.
	Design documentation to be reviewed for compliance prior to the approval stage.

## 6 Conclusion

This statement outlines the findings of an assessment of the referenced architectural documentation for the proposed development against the Deemed-to-Satisfy provisions of the National Construction Code Series (Volume 1) Building Code of Australia 2022.

As outlined in section 2.3 of this report excludes the design basis and/or operating capabilities proposed hydraulic and fire protection services. Mains water pressure and flows must be obtained and assessed by hydraulic engineer fire services engineers immediately to ascertain if mains are adequate or onsite water storage is required which can often be substantial in size and require modification of the development consent.

In view of this assessment we can confirm that compliance with the National Construction Code Series (Volume 1) Building Code of Australia 2022 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 the undersigned.

Best regards,



George Panagiotlaris  
**Building Surveyor**  
**MBC Group**

## 7 Appendix A – Design Documentation

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

Drawing No.	Title	Date	Drawn By	Revision
DA02	HISTORIC CONTEXT	2/04/2025	I2C	P3
<b>SITE ANALYSIS 01</b>				
DA04	SITE LOCALITY PLAN	2/04/2025	I2C	P5
DA05	AERIAL PHOTOGRAPH	2/04/2025	I2C	P5
DA06	CONTEXT PLAN AND SURVEY	2/04/2025	I2C	P4
DA07	STREETSCAPE ELEVATIONS	2/04/2025	I2C	P4
DA07A	ANALYSIS	2/04/2025	I2C	P3
DA07B	OPPORTUNITIES AND CONSTRATINS	2/04/2025	I2C	P3
<b>ARCHITECTURAL DRAWINGS 02</b>				
DA09	SITE PLAN – EXSISTING	2/04/2025	I2C	P5
DA09A	SITE PLAN – DEMOLITION	2/04/2025	I2C	P4
DA10	GROUND FLOOR – DEMOLITION PLAN	2/04/2025	I2C	P11
DA11	ROOF – DEMOLITION PLAN	2/04/2025	I2C	P5
DA12	SITE PLAN – PROPOSED	2/04/2025	I2C	P13
DA13	GROUND FLOOR PAN – PROPOSED	2/04/2025	I2C	P13
DA14	LEVEL 1 FLOOR PLAN – PROPOSED	2/04/2025	I2C	P11
DA15	ROOF PLAN – PROPOSED	2/04/2025	I2C	P6
DA16	ELEVATIONS 01	2/04/2025	I2C	P7
DA17	ELEVATIONS 02	2/04/2025	I2C	P4
DA18	SECTIONS 01 & 02	2/04/2025	I2C	P6
DA19	DRIVEWAY DESIGN PLAN	2/04/2025	I2C	P2
DA19A	WORKS MANAGEMENT PLAN	2/04/2025	I2C	P2
<b>DESIGN RESPONSE 03</b>				
DA22	INSPIRATION	2/04/2025	I2C	P4
DA23	MATERIALITY	2/04/2025	I2C	P4
DA25A	VISUALISATION	2/04/2025	I2C	P4
DA26B	VISUALISATION	2/04/2025	I2C	P4
DA27C	VISUALISATION	2/04/2025	I2C	P4





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