

# BCA & DDA Capability Statement

AVEO Bayview Gardens – External Lift  
36-42 Cabbage Tree Road, Bayview NSW 2104

## Prepared for:

Bokor Architecture + Interiors

## Revision 0

3 October 2024

Reference: 240108



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# BCA & DDA Capability Statement

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This statement has been prepared to verify that BM Plus G Pty Ltd have undertaken a review of the documentation that will accompany the Development Application to the Northern Beaches Council for the proposed external lift shaft and associated external works at AVEO Bayview Gardens Retirement Living against the Building Code of Australia 2022 (BCA) and Disability (Access to Premises-Buildings) Standards 2010.

## 1.1 Compliance Statement Objectives

The objectives of this statement are to:

- + Confirm that the DA documentation has been reviewed by an appropriately qualified Building Surveyor and Registered Certifier.
- + Confirm that the proposed new building works can readily achieve compliance with the BCA pursuant to section 19 of the *Environmental Planning & Assessment (Development Certification & Fire Safety) Regulation 2021*.
- + Accompany the Development Application submission to enable the Consent Authority to be satisfied that subsequent compliance with the fire & life safety and health & amenity requirements of the BCA, will not necessarily give rise to design changes to the building which may necessitate the submission of an application under Section 4.55 of the *Environmental Planning and Assessment Act 1979*.

It should be noted the development will be subject to further assessment following receipt of more detailed documentation at the Construction Certificate stage.

This statement has been prepared pursuant to clause 18 of the *Building Professionals Regulation 2007*.

## 1.2 Relevant Version of the BCA

Pursuant to Section 19 of the *Environmental Planning and Assessment (Development Certification and Fire Safety) Regulation 2021* the proposed building is subject to compliance with the relevant requirements of the BCA as in force at the day on which the application for the Construction Certificate is made. The current

version of the BCA is BCA 2022, with the next revision of the BCA coming into effect 1 May 2025. This report assesses the design against compliance with the requirements of BCA 2022.

### 1.3 Referenced Documentation

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This report has been prepared based on a review of the DA architectural plans prepared by Bokor Architecture + Interiors:

+ Drawing Name.	+ Revision	+ Date
DA-000	3	30.09.2024
DA-011	3	30.09.2024
DA-100	3	30.09.2024

### 1.4 Building Classification

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The new building works have been classified as a class 10b (external lift).

### 1.5 Summary of BCA Compliance & Access to Premises-Buildings

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Arising from our review, it is considered that the proposed development can readily achieve compliance with the relevant provisions of the BCA and Disability (Access to Premises-Buildings) Standards 2010.

It is our experience that such compliance matters noted at this stage are not uncommon for a development of this nature and that they can be readily addressed at the Construction Certificate Stage. In this instance, we are of the opinion that any amendments required to the design documentation in order to comply with the BCA and Disability (Access to Premises-Buildings) Standards 2010 can be addressed at the Construction Certificate Stage without giving rise to significant changes to the proposal as submitted for this DA submission.

Please note that a further detailed assessment of the Construction Certificate plans will be undertaken prior to issue of the Construction Certificate.

### 1.6 Conclusion

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This report confirms that BM Plus G Pty Ltd have undertaken a review of the plans as specified from Section 1.3 of the Report for the proposed development against the deemed-to-satisfy provisions of the Building Code of Australia 2022 and the Disability (Access to Premises – Buildings) Standards 2010.

In view of the above assessment we can confirm that subject to the above measures being appropriately addressed by the project design team, compliance with the provisions of the BCA is readily achievable.

In addition, it is considered that such matters can adequately be addressed in the preparation of the Construction Certificate documentation without giving rise to any inconsistencies with the Development Approval.

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