



Building Code of Australia 2019 – Amdt. 1

BCA CAPABILITY STATEMENT

Change of Use from Commercial Office to Business
Premises (Remedial Massage)



28 Lawrence Street, Freshwater NSW 2096

Prepared for: Four Towns Planning | Issue date: 19 Feb 2021

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Authorisation

Revision	Comment / Reason for Issue	Issue Date	Prepared by	Reviewed by
1	Final	19.02.2021		
			Chris Bailey	Joel Lewis

Revision History

Revision	Comment / Reason for Issue	Issue Date	Prepared By
1	Final	19.02.21	Chris Bailey

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Executive Summary

As Accredited Certifiers, we have reviewed architectural design documents provided by Four Towns Planning (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 of the BCA will not give rise to further modifications to the building that may necessitate additional design changes.



Joel Lewis
Director
Modern Building Certifiers

Introduction

The following Modern Building Certifiers Team Members have contributed to this assessment:

- Joel Lewis – Director & A1 Accredited Certifier
- Chris Bailey – Senior Building Surveyor

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.
- 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 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 change of use from existing commercial office space to a business premises (remedial massage)

The site is located at 28 Lawrence Street, Freshwater NSW 2096 (Lot 1 DP 900061)

Building Assessment Data

Summary of Construction and Building	
Use(s)	Retail
Classification(s)	6
Number of Storeys contained	2
Rise in Storeys	2
Type of Construction	C
Effective Height	<12m
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.

In this regard it is assumed that the Construction Certificate application will be made prior to the 1st May 2022. 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 May 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, Modern Building Certifiers can verify that the proposed design can readily achieve compliance with the DtS provisions of the BCA and as such meet the performance requirements.

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.

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,



Joel Lewis
Director
Modern Building Certifiers

Appendix A – Design Documentation

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

Drawing No.	Title	Date	Drawn By	Revision
-	First Floor	-	-	-
15478	Deposited Plan	March 2011	Bee Lethbridge	01



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