



BCA Capability Statement

Alterations and Additions to Existing Primary School

Prepared for: Construction Assignments

Our Ref: 22000500 | Issue date: 3 November 2022

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Authorisation

Revision	Comment / Reason for Issue	Issue Date	Prepared by	Reviewed by
03	Revised BCA Capability Statement	03 Nov 22		
			Annika Green	Joel Lewis

Revision History

Revision	Comment / Reason for Issue	Issue Date	Prepared by
01	BCA Capability Statement	24 Aug 22	Annika Green
02	Revised BCA Capability Statement	01 Nov 22	Annika Green
03	Revised BCA Capability Statement	03 Nov 22	Annika Green

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1 Executive Summary

As Accredited Certifiers, we have reviewed architectural design documents prepared by DesignInc (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.

2 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 2021 (EP&AR)
- Environmental Planning and Assessment Regulation (Development Certification and Fire Safety) Regulation 2021 ((EP&AR(DCFS))

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 Amd 1 (Volume 1) - Building Code of Australia (BCA).
- Accompany the submission of the Development Application to 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.
- Enable the certifying authority to satisfy its statutory obligations under Section 19 of the Environmental Planning and Assessment (Development Certification and Fire Safety) Regulation, 2021.
- 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.

3 Building Description Summary

3.1 Proposed Works

The proposed development comprises of internal and external alterations to an existing single-storey educational facility as part of a S4.55 modification to existing Development Application DA2021/1483 issued by Northern Beaches Council.

It is noted that the scope of works subject to the S4.55 modification are as follows:

Architectural

- Internal modifications to the existing hall
- Internal alterations for new sanitary and changing facilities

Works subject to this modification are highlighted in red below

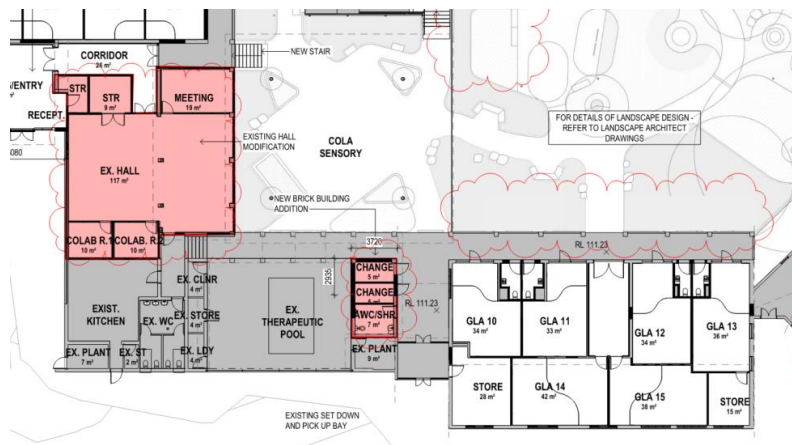


Figure 1: Scope of works subject to this scope of S4.55 modification works

The site is located at 41 Cook Street, Forestville, NSW 2087.

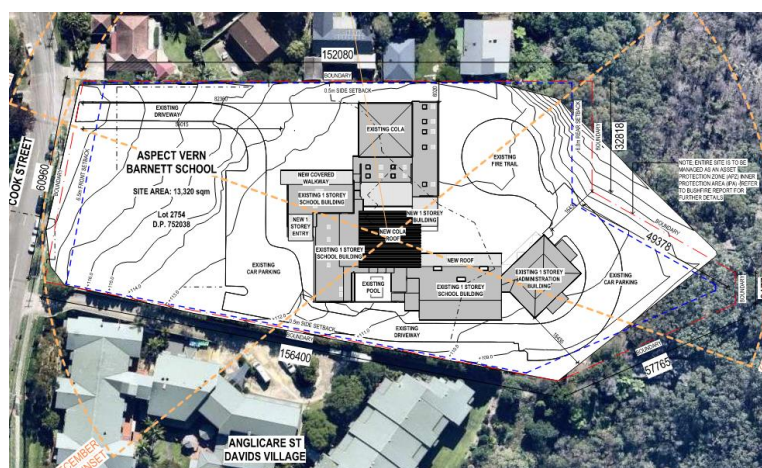


Figure 2: Site location

3.2 Building Assessment Data

Summary of Construction and Building	
Use(s)	Educational, Office
Classifications(s)	5, 9b, (10b existing swimming pool)
Number of Storeys contained	One (1)
Rise in Storeys	One (1)
Type of Construction	C
Effective Height	0m
Climate Zone	Zone 5
Importance Level	To be confirmed by Structural Engineer

4 Assessment

4.1 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 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 is intended to impact this project. BCA 2022 enforcement date is due to be enforced 1 May 2023.

It is noted that this Capability Statement has been assessed against the provisions of BCA 2019 Amd 1. Where the application for Construction Certificate is made after BCA 2022 is adopted, this Capability Statement will be required to be updated to reflect any changes made as part of its adoption.

4.2 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:

4.3 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.

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5 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 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,

A handwritten signature in black ink, appearing to read "Annika Green".

Annika Green
Senior Building Surveyor
MBC Group

6 Appendix A – Design Documentation

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

Drawing No.	Title	Date	Drawn By	Revision
DA-001	TITLE SHEET	03/11/22	DESIGN INC	F
DA-100	SITE PLAN	30/08/22	DESIGN INC	C
DA-110	DEMOLITION PLAN GROUND FLOOR	06/09/22	DESIGN INC	C
DA-111	DEMOLITION PLAN ROOF PLAN	06/09/22	DESIGN INC	D
DA-200	FLOOR PLAN GROUND FLOOR	03/11/22	DESIGN INC	F
DA-202	ROOF PLAN	06/09/22	DESIGN INC	E
DA-301	DA ELEVATIONS	06/09/22	DESIGN INC	D
DA-310	DA SECTIONS	06/09/22	DESIGN INC	D
DA-401	GFA PLAN	06/09/22	DESIGN INC	C
DA-402	MATERIALS BOARD	09/07/21	DESIGN INC	C
DA-403	SHADOW DIAGRAMS EXISTING BUILDING	28/07/21	DESIGN INC	A
DA-404	SHADOW DIAGRAMS PROPOSED NEW WORKS	06/09/22	DESIGN INC	B

Disclaimer

This report is based upon a single site inspection only. No testing of any fire safety measures was conducted. This report is a summary of non-compliances with the applicable parts of C, D and E of the BCA that are able to be visually sighted ONLY. Aspects excluded from this report include structural design, general building services, DDA, Part B, Part F, Part G, Part H, Part J and the requirements of service or utility providers such as phone, gas, water and energy.



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