



Building Code of Australia 2019

BCA CAPABILITY STATEMENT

509 Pittwater Road, Brookvale NSW 2100

Prepared for: Union Brookvale Pty Ltd | Issue date: 7 Aug 2019

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Authorisation

Revision	Comment / Reason for Issue	Issue Date	Prepared by	Reviewed by
2	Final Issue	7 Aug 2019	 Kingsley Lunt	 Eric Bailey

Revision History

Revision	Comment / Reason for Issue	Issue Date	Prepared By
1	Draft For Review	7 Aug 2019	Kingsley Lunt
2	Final Issue	7 Aug 2019	Kingsley Lunt

Commercial in Confidence

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Executive Summary

Modern Building Certifiers have been commissioned to carry out a detailed assessment of the proposed change of use from a commercial premises trading as a medical centre to a gym, located at 509 Pittwater Rd, Brookvale being on Lot 10 DP 655639, against the requirements of the National Construction Code Series (Volume 1) – Building Code of Australia (BCA) 2019.

The purpose of the assessment is to provide surety to the Consent Authority, Northern Beaches Council, that the building design is capable of complying with the BCA and that compliance with the provisions of Parts C, D E, F & J of the BCA will not give rise to further design changes.



Kingsley Lunt
Senior Building Surveyor
Modern Building Certifiers

Introduction

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

- Eric Bailey – Director & A1 Accredited Certifier
- Kingsley Lunt – Senior Building Surveyor & A1 Accredited Certifier

Our assessment of the concept design documentation was based on the following:

- National Construction Code Series (Volume 1) Building Code of Australia 2019 (BCA)
- Architectural Drawings – Refer to Appendix A
- Guide to the Building Code of Australia 2019 (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 - 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 17 & 18 of the Building Professionals Regulation 2007.
- 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 involves the change of use from a commercial premises trading as a medical centre to a gym.

The allotment is currently identified as 509 Pittwater Road, Brookvale on Lot 10 DP 655639.

Building Assessment Data

Summary of Construction and Building	
Use(s)	Gymnasium
Classification(s)	9b
Number of Storeys contained	2
Rise in Storeys	2
Type of Construction	Type B
Effective Height	< 12m
Climate Zone	Zone 5

Assessment

Relevant BCA Edition

The proposed building 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. In this regard it is assumed that the Construction Certificate application will be made prior to the 1st May 2022, as such the BCA 2019 version applies to the new works proposed at the subject development.

Compliance with the BCA

The 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 following:

- a) Complying with the Deemed-to-satisfy (DTS) Provisions; or
- b) Formulating a Performance Solution which –
 - i) Complies with the performance requirements; or
 - ii) Is shown to be at least equivalent to the DTS provisions; or
- c) A combination of the above.

In accordance with the above, Modern Building Certifiers can verify that the proposed building design will entail a combination of compliance with the DTS provisions and Performance Requirements of the BCA.

Matters Requiring a Performance Assessment

#	Non-Compliance	DTS Clause	Description & Comment	Performance Requirement
1.	Access to buildings	D3.2, D3.5	The tenancy is at Level 1 of an existing building with access to rear car parking. BCA requirements for a gym are that an accessible accessible path of travel (designed to AS 1428.1-2009 requirements) suitable for someone in a wheelchair should be provided from the main pedestrian entry points and from any required	DP1, DP2, DP8

			accessible car parking on the allotment. It is noted there are existing double door entry doors to the rear of the property which is the main entry to the subject tenancy. An access consultant may demonstrate suitable facilities are provided to address the relevant performance requirements. In doing so they may consider the use of the building, the occupant characteristics and the suitability of providing access for people with a disability to specific areas.	
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Sanitary facility provisions should be provided at the ratios given in Table F2.3 based on occupancy numbers which are calculated according to D1.13. D1.13 allows for an assessment based on either:

- floor area, (specified as 3m² per person of occupiable gym space,) or
- any other suitable means of assessing capacity (e.g. for a gym, the number of machines, class sizes etc.).

For a tenancy with up to ten staff and twenty participants, the below would be required:

- a unisex accessible WC/ shower and
- gender specified male and female facilities with ambulant cubicles and showers

Sanitary facilities, door hardware, fixtures and permanent fittings should be detailed at Construction Certificate stage in accordance with the requirements for documentation to accompany an application under the Environmental Planning and Assessment Regulation 2000, Schedule 1, Part 3.

Conclusion

This report contains 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 2019.

In view of the above assessment we can confirm that subject to the above measures being appropriately considered, that compliance with the Deemed-to-Satisfy Provisions and/ or Performance Requirements of the BCA are 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,



Kingsley Lunt
Senior Building Surveyor
Modern Building Certifiers

Appendix A – Design Documentation

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

Title	Prepared by	Reference No.	Issue	Date
Site Plan	Studio Isgro	01.01	:Issue	12.06.2019
Floor Plan	Studio Isgro	01.01	:Issue	12.06.2019
External Elevations- Proposed Signage	Studio Isgro	01.01	:Issue	12.06.2019



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