BCA Capability Statement

56-58 Knox Street, Goulburn, 2580

Prepared for: Cushman & Wakefield

Our Ref: 24000831 | Issue date: 8 November 2024

Contents

Authorisation

Revision	Comment / Reason for Issue	Issue Date	Prepared by	Reviewed by
01	BCA Capability Statement for DA	14 November 2024		
			Adam French	Heath McNab

Revision History

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01	BCA Capability Statement for DA	14 November 2024	Adam French

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1 Executive Summary

MBC Group have assessed architectural design documents prepared by Lead Architects (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, Goulburn Mulwaree 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:
- Adam French

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.

3 Development Description

3.1 Proposed Development

The proposed development comprises the construction of an office premises for use by State Emergency Services

The development incorporates alterations and additions to existing office premises

3.2 Location

The site is located on the Lot 408/-/DP821783 at 56-58 Knox Street, Goulburn, 2580

3.3 BCA Classification (Part A6)

The proposed development being office premises has been classified as:

- Class 5: being an office building or part

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 2

3.5 Effective Heights (Part A1)

The proposed development has been assessed to have an effective height of less than 12m

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 C 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^2	Population (using D2D18)
Ground	Office Premises	5	365	37
Level 1	Office Premises	5	365	37

Summary of Construction and Building				
Use(s)	Office			
Classifications(s)	5			
Number of Storeys contained	2			
Rise in Storeys	2			
Type of Construction	Type C			
Effective Height	<12m			
Largest Fire Compartment	Area	730m^2	Volume	TBAm^3
Climate Zone	7			
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 Proposed Fire Safety Schedule

The following is a draft Fire Safety Schedule for the proposed 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

Premises: SES Goulburn
Address: 56-58 Knox Street, Goulburn, 2580

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.

SCHEDULE – Base Building BCA 2022
Type of Construction C
Effective height = <12m

	Measure	**Status***	**Performance Standard**
1.	Emergency lighting	N	BCA 2022 Section E4D2, E4D3 E4D4, AS 2293.1-2018
2.	Exit and directional signage	N	BCA 2022 Section E4D5, NSW E4D6 & E4D8, Spec E4.8 AS 2293.1-2018
3.	Fire Hydrants	N	BCA 2022 E1D2, AS2419.1-2021
4.	Portable fire extinguishers	N	BCA 2022 Section E1D14, AS 2444-2001
5.	Add in performance solution requirement e.g. Storage of XXXX materials on storey XXXX must be less than XXXX above finished floor level	N	Performance Solution Report XXXXX, prepared by XXXX dated XXXX

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.

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

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.

DTS Clause	Description of Non-Compliance	Performance Requirement
C4D5	**Protection of Openings** External windows within 3m of the side boundary must be protected with -/60/- fire window, fire shutters or drenchers. Architect to amend the design, or a Fire Engineered Performance Solution is required in consultation with FRNSW.	C1P2, C1P8
Specification 5	**Fire-resisting construction**	C1P1, C1P2

DTS Clause	Description of Non-Compliance	Performance Requirement
	- External walls to the south that are more than 1.5m but less than 3m will require an FRL of not less than 60/60/60. - External column not incorporated into an external wall to the south that are more than 1.5m but less than 3m will require an FRL of not less than 60/-/- Architect to amend the design, or a Fire Engineered Performance Solution is required in consultation with FRNSW.	
D2D5	**Exit Travel Distances** Level 1 – 38m to a single exit in lieu of 20m. Architect to amend the design, or a Fire Engineered Performance Solution is required in consultation with FRNSW.	D1P4, E2P2
D2D15	**Discharge from Exits** Exit discharge to open space where it is not connected by a ramp or incline not steeper than 1:14. Architect to amend the design, or a Fire Engineered Performance Solution is required in consultation with FRNSW.	D1P4
E1D2	**Fire Hydrants** All buildings with a floor area greater than 500m^2 must be provided with Fire Hydrant coverage in accordance with AS 2419.1-2021. If coverage cannot be achieved. Architect to amend the design, or a Fire Engineered Performance Solution is required in consultation with FRNSW.	E1P3

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,

Adam French
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
A00	COVER PAGE	4 Nov 2024	-	A2
A01	EXISTING SITE PLAN	4 Nov 2024	-	A2
A02	PROPOSED SITE PLAN	4 Nov 2024	-	A2
A03	EXISTING GROUND FLOOR PLAN	4 Nov 2024	-	A2
A04	EXISTING ROOF PLAN	4 Nov 2024	-	A2
A05	GROUND FLOOR DEMOLITION PLAN	4 Nov 2024	-	A2
A06	ROOF DEMOLITION PLAN	4 Nov 2024	-	A2
A07	PROPOSED GROUND FLOOR PLAN	4 Nov 2024	-	A2
A08	PROPOSED LEVEL 1 FLOOR PLAN	4 Nov 2024	-	A2
A09	PROPOSED ROOF PLAN	4 Nov 2024	-	A2
A10	NORTH ELEVATIONS	4 Nov 2024	-	A2
A11	SOUTH ELEVATIONS	4 Nov 2024	-	A2
A12	EAST ELEVATIONS	4 Nov 2024	-	A2
A13	WEST ELEVATIONS	4 Nov 2024	-	A2
A14	SECTION A	4 Nov 2024	-	A2
A15	3D IMAGES	4 Nov 2024	-	A2


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