



*Building Code of Australia 2019*

# BCA CAPABILITY STATEMENT



Beverly Hills Health-Care Facility  
143a Stoney Creek Road Beverly Hills

Prepared for: Rothelowman | Issue date: 19 May 2020

# CONTENTS

<b>CONTENTS</b>	<b>2</b>
<b>AUTHORISATION</b>	<b>3</b>
<b>REVISION HISTORY</b>	<b>3</b>
Commercial in Confidence	3
<b>EXECUTIVE SUMMARY</b>	<b>4</b>
<b>INTRODUCTION</b>	<b>5</b>
<b>BUILDING DESCRIPTION SUMMARY</b>	<b>6</b>
Building Data Summary	8
<b>ASSESSMENT</b>	<b>9</b>
Relevant BCA Edition	9
Compliance with the BCA	9
<b>CONCLUSION</b>	<b>10</b>
<b>APPENDIX A – DESIGN DOCUMENTATION</b>	<b>11</b>

## Authorisation

Revision	Comment / Reason for Issue	Issue Date	Prepared by	Reviewed by
1	Final	19 May 2020	 BJ Cilia	 Heath McNab

## Revision History

Revision	Comment / Reason for Issue	Issue Date	Prepared By
1	Final	19 May 2020	BJ Cilia

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## Executive Summary

Modern Building Certifiers have been commissioned to carry out an assessment of the proposed construction of a three storey Health Services Facility with three storey basement carparking, located at 143a Stoney Creek Road Beverly Hills being Lot 3 DP 1205598, 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, GEORGES RIVER 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.



**BJ Cilia**  
Senior Building Surveyor  
Modern Building Certifiers

## Introduction

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

- Heath McNab – Director & Accredited Certifier
- BJ Cilia – Senior Building Surveyor & 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 (Volume 1) - Building Code of Australia (BCA).
- Accompany the submission of the Development Application to Goerges River 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 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.



## Effective Height (Clause A1.1)

The proposed development has been assessed to have an **effective height of 7.62m**, this is measured from Ground Floor RL 31.200 to Level 2 RL 38.820.

Please note the definition of effective height of a building was changed 1 May 2016. 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).”*

## Type of Construction Required (Clause C1.1 / Table C1.1)

The proposed development is required to be Type A construction. Specification C1.1 outlines the fire resistance required by certain building elements. This has also been provided in Appendix B.

## Building Complexity (Schedule 3 of BCA)

Building complexity is a new term which means those attributes that are complicated or organisational, which increase the likelihood of non-compliance in a situation where the safety and/or health consequences of that non-compliance would be significant. Building complexity levels from level 0 to level 5.

The proposed development has a building complexity level of 4.

## Floor Area and Volume Limitations (Clause C2.2 / Table C2.2)

The development is limited to the following floor area and volume compartment limitations:-

Class		Type A
5, 9b or 9c	Max floor area -	8,000m <sup>2</sup>
	Max volume -	48,000m <sup>3</sup>
6, 7, 8 or 9a	Max floor area -	5,000m <sup>2</sup>
	Max volume -	30,000m <sup>3</sup>

**NOTE** – additional fire and smoke compartmentation provisions apply to Class 9a buildings – see BCA Clause C2.5 in below clause by clause assessment.



## Building Data Summary

Part of Development	Use	Class	Floor Area (approx.) m <sup>2</sup>	Population (using D1.13)
B3	Carpark, Services	7a	1,705	NA
B2	Carpark, Services	7a	1,705	NA
B1	Carpark, Services	7a	1,697	NA
Ground Floor	office retail health-care (consulting only)	5, 6	1,086	180 (80 Office staff, 90 retail patrons & 10 retail staff)
Level 01	office health-care	5, 9a	1,513	152
Level 02	office health-care	5, 9a	1,235	125

### Notes:

- The above populations have been based on the floor areas and calculations in accordance with Table D1.1.3 of the BCA.
- The floor areas have been adjusted to account for ancillary areas such as sanitary facilities, corridors, shelving and / or racking layouts in storage areas by a factor of 0.8
- The Carpark areas have been considered ancillary to the use for the purposes of population numbers

Summary of Construction and Building	
Use(s)	office building or part retail building or part carpark building or part health-care building or part
Classification(s)	5, 6, 7a, 9a
Number of Storeys contained	6
Rise in Storeys	3
Type of Construction	A
Effective Height	7.2m
Building Complexity	Level 4



## 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 prior to the 1<sup>st</sup> May 2022, as such 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 an Alternative 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.

It is also advised that should any proposed Fire Engineered Performance Solutions involving any Category 2 fire safety provisions require formal referral to Fire & Rescue NSW pursuant to Clause 144 of the Environmental Planning & Assessment Regulation 2000 prior to a Part 6 Construction Certificate being issued by the Principal Certifying Authority (PCA).

## 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.

In view of the above assessment we can confirm that compliance with the Deemed-to-Satisfy Provisions and 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,



**BJ Cilia**  
Senior Building Surveyor  
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
TP00.00	Cover Sheet	18.05.20	JLi	P5
TP00.01	Proposed Site Plan	15.05.20	JLi	P3
TP01.01	Basement 3	18.05.20	JLi	P6
TP01.02	Basement 2	18.05.20	JLi	P6
TP01.03	Basement 1	18.05.20	JLi	P6
TP01.04	Ground Floor	18.05.20	JLi	P6
TP01.05	Level 1	18.05.20	JLi	P5
TP01.06	Level 2	18.05.20	JLi	P5
TP01.07	Roof Plan	18.05.20	JLi	P4
TP03.01	Section 01	18.05.20	JLi	P5
TP03.02	Section 02	18.05.20	JLi	P4
TP03.03	Section 03	18.05.20	JLi	P4
TP03.04	Section 04	18.05.20	JLi	P3
TP10.00	GFA Plans	18.05.20	JLi	P5
TP10.01	GLA Plans	18.05.20	JLi	P5



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**BCA Capability Statement**