



Building Code of Australia 2019 Amendment 1

BCA CAPABILITY STATEMENT

St John of God Richmond Hospital

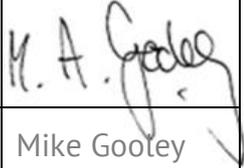
177-235 Grose Vale Road North Richmond NSW 2754

Prepared for: Silver Thomas Hanley | Issue date: 30 October 2020

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Authorisation

Revision	Comment / Reason for Issue	Issue Date	Prepared by	Reviewed by
B	Final	30 October 2020	 Heath McNab	 Mike Gooley

Revision History

Revision	Comment / Reason for Issue	Issue Date	Prepared By
A	Draft for Comment	20 October 2020	Heath McNab
B	Final	30 October 2020	Heath McNab

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Executive Summary

As Registered Certifiers undertaking certification work, as defined by the Building and Development Certifiers Act, Modern Building Certifiers (MBC) have reviewed architectural design documents prepared by Silver Thomas Hanley (refer to appendix A) for compliance with the National Construction Code - Building Code of Australia Volume One 2019 Amd 1.

The purpose of the assessment of the concept architectural design documents was to provide assistance to the Consent Authority, Hawkesbury Council, that the buildings design is capable of complying with the National Construction Code - Building Code of Australia Volume One 2019 Amd 1.

Kind regards



Heath McNab
Managing Director
Modern Building Certifiers

Introduction

The following Modern Building Certifiers team members have contributed to this assessment:

- Mike Gooley – Building Surveyor – unrestricted
- Heath McNab – Managing Director

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 (referred to as the BCA)
- Architectural Drawings – Refer to Appendix A (referred to as the concept architectural plans)
- Guide to the Building Code of Australia 2019 Amd 1 (referred to as the Guide)
- Access to Premises – Buildings Standards 2010 (referred to as the Access Code)
- Environmental Planning and Assessment Act 1979 (referred to as EPAA)
- Environmental Planning and Assessment Regulation 2000 (referred to as EPAR)
- Bushfire Assessment Report, prepared by Blackash Bushfire Consulting, endorsed by Lew Short, version 1.3, issued 14 October 2020

The objectives of this statement are to:

- Undertake an assessment of the proposed concept architectural plans against the Deemed to Satisfy provisions of BCA.
- Accompany the submission of the Development Application to Hawkesbury Council to enable the Consent Authority to be satisfied that the buildings design is capable of complying with the BCA.
- Identify obvious BCA compliance issues that will require resolution at the Construction Certificate stage.
- The above matters are to be considered pursuant to Section 28 (2) of the Building and Development Certifiers Act 2018 and Clause 25 (5) of the Building and Development Certifiers Regulation 2020.
- Enable MBC to satisfy its statutory obligations under Clause 24 & 25 of the Building and Development Certifiers Regulation 2020.

Limitations of this statement:

- This Capability Statement is based upon concept architectural plans and is not intended to identify all issues of compliance or non-compliance

Summary of BCA Parameters	New Healthcare Building	New Wellness Centre	Existing Admin Building	Existing Xavier Building
Type of Construction	Type B	Type C	Type C	Type B
Effective Height	Less than 25m	Less than 25m	Less than 25m	Less than 25m
Floor Area	TBC	TBC	TBC	TBC
Max. Fire Compartment Size	TBC	TBC	TBC	TBC
Climate Zone	6			
Bushfire Affected	Yes			

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, and after the 1 Jul 2020. As such this assessment is based upon the 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 desktop review of the concept architectural drawings 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)

It is noted that this development is located on a designated bushfire prone area and is subject to Part G5 of the BCA and NSW GP5.1. The bushfire hazard assessment report prepared by Blackash Bushfire Consulting notes two options regarding the developments ability to achieve compliance with AS3959-2018 and Planning for Bushfire Protection 2019, those being easements to adjoining properties to reduce the effective Bushfire Attack Level (BAL) or no easements on adjoining properties. If no easements are opted for, the BAL is the highest that of Flamezone. The BCA requires compliance with the development consent conditions applied by Rural Fire Service when addressing Flamezone construction. There is no opportunity to vary such construction on a performance based approach.

Upon assessment of concept architectural plans, MBC can verify that the proposed design is capable of compliance with the BCA. The below identified non-compliances shall be further assessed prior to the issuance of a Construction Certificate.

DTS Clause	Description of Non-Compliance	Performance Requirement
D1.4 & D1.5	<p><u>Clinical Support Building:</u></p> <ul style="list-style-type: none"> • Travel distance to point of choice to alternative exits greater than 20m (i.e. measured up to 25m) <p><u>Xavier Building:</u></p> <ul style="list-style-type: none"> • Travel distance between alternative fire stairs greater than 60m apart. 	DP4 & EP2.2

The above items shall be addressed prior to the issuance of a Construction Certificate to meet A2.1 of the BCA.

Where a performance solution is proposed that requires compliance with a Category 2 fire safety provision, this will require formal referral to Fire & Rescue NSW pursuant to Clause 144 of the Environmental Planning & Assessment Regulation 2000.

Conclusion

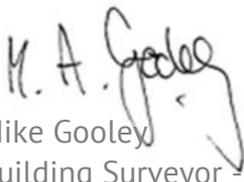
This report contains an assessment of the referenced concept architectural plans for the proposed development against the Deemed-to-Satisfy provisions & Performance Requirements of the National Construction Code Series (Volume 1) Building Code of Australia 2019, Amd 1.

Construction shall comply with the requirements of the Bushfire Assessment Report, prepared by Blackash Bushfire Consulting, endorsed by Lew Short, version 1.3, issued 29 October 2020.

In view of the above we are of the opinion that the development, subject to the above identified matters being appropriately considered, is capable of compliance with Clause A2.1 of the BCA.

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,



Mike Gooley
Building Surveyor - Unrestricted
Modern Building Certifiers

Appendix A – Design Documentation

The following documentation was used in the assessment and preparation of this report – Architectural Plans prepared by Silver Thomas Hanley

Drawing No.	Title	Date	Drawn By	Revision
SSK00	Proposed Pavilions - Cover Sheet	16.10.2020	STH	-
SSK01	Proposed Pavilions - Site Context	16.10.2020	STH	-
SSK02	Proposed Pavilions - Existing Site Plan	16.10.2020	STH	-
SSK03	Proposed Pavilions - Proposed Site Plan	16.10.2020	STH	-
SSK04	Proposed Pavilions - Demolition Overall Plan	16.10.2020	STH	-
SSK05	Proposed Pavilions - Xavier Ground	16.10.2020	STH	-
SSK06	Proposed Pavilions - Proposed Basement Floor Plan	16.10.2020	STH	-
SSK07	Proposed Pavilions - Proposed Ground Floor Plan	16.10.2020	STH	-
SSK08	Proposed Pavilions - Proposed First Floor Plan	16.10.2020	STH	-
SSK09	Proposed Pavilions - Roof Plan	16.10.2020	STH	-
SSK10	Proposed Pavilions - Elevations – Food Services & Clinical Support Building	16.10.2020	STH	-
SSK11	Proposed Pavilions - Elevations – Residences	16.10.2020	STH	-
SSK12	Proposed Pavilions - Elevations – Xavier and Admin Building	16.10.2020	STH	-
SSK13	Proposed Pavilions - External Materials	16.10.2020	STH	-
SSK14	Proposed Pavilions - Sections	16.10.2020	STH	-
SSK15	Proposed Pavilions - 3D Views & Perspectives	16.10.2020	STH	-
SSK16	Proposed Pavilions - Shadow Diagrams	16.10.2020	STH	-
SSK17	Proposed Pavilions - 10m Height Boundary	16.10.2020	STH	-

SSK18	Proposed Pavilions - Demolition Volumes	16.10.2020	STH	-
SSK20	Proposed Wellness Centre – Cover Page	16.10.2020	STH	-
S2K21	Proposed Wellness Centre – Information	16.10.2020	STH	-
SSK22	Proposed Wellness Centre – Site Plan	16.10.2020	STH	-
SSK23	Proposed Wellness Centre – Floor Plan	16.10.2020	STH	-
SSK24	Proposed Wellness Centre – 3D Model Views	16.10.2020	STH	-
SSK25	Proposed Wellness Centre – South & North Elevation	16.10.2020	STH	-
SSK26	Proposed Wellness Centre – West Elevation	16.10.2020	STH	-
SSK27	Proposed Wellness Centre – East Elevation	16.10.2020	STH	-
SSK28	Proposed Wellness Centre – Section 01	16.10.2020	STH	-
SSK29	Proposed Wellness Centre – Section 02	16.10.2020	STH	-
SSK30	Proposed Wellness Centre – Internal Perspective 01	16.10.2020	STH	-
SSK31	Proposed Wellness Centre – Internal Perspective 02	16.10.2020	STH	-
SSK32	Proposed Wellness Centre – Internal Perspective 03	16.10.2020	STH	-
SSK33	Proposed Wellness Centre – Interior Design Concept	16.10.2020	STH	-



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