

Building Code of Australia 2019 Amendment 1

Capability Statement for BCA Compliance

PROJECT NAME: Taronga Reptile and Amphibian Conservation Centre

PROJECT NUMBER: GDL 210224

DATE: 30/06/2021



30/06/2021

The General Manager
 Mosman Municipal Council
 PO Box 211
 Spit Junction NSW 2088

Dear Sir/Madam,

Building Code of Australia 2019 Amendment 1 (BCA) Capability Statement
Property: Taronga Reptile and Amphibian Conservation Centre, Mosman NSW 2088

This proposed development subject to this review, involves the construction an assembly building for the purposes of a reptile & amphibian exhibit, along with associated back of house and storage areas.

The purpose of this submission is to advise that we have undertaken a preliminary assessment of the architectural drawings submitted with the Development Application against the provisions of the **National Construction Code 2019 Amendment 1, Volume 1, Building Code of Australia, BCA Class 2 to 9 Buildings (BCA)** as per the requirements of Clause 98 of the Environmental Planning & Assessment Regulation 2000.

BCA 2019 Details:

| | |
|--------------------------------------|---|
| Building Use: | Assembly Building (Reptile & Amphibian Exhibits), Associated BOH Storage/Processing Areas |
| Building Classification: | Class 9b (Public Assembly), Class 7b (Storage) |
| Type of Construction: | Type A |
| Rise in Storeys: | 3 |
| BCA Defined Effective Height: | Less than 12m |

Compliance with the BCA for these specific is capable of being achieved by a combination of compliance with the deemed-to-satisfy (DTS) provisions and the provision/documentation of performance solutions in accordance with Clause A5.2 of the BCA by a suitably qualified consultant/s to achieve compliance with the performance provisions of the BCA, the provision and assessment of these reports/documents will occur prior to the issue of Crown Building Certification under Section 6.28 of the Environmental Planning & Assessment Act 1979.

Further consideration and review with respect to compliance with the Disabled Access, and Section J Energy Efficiency provisions has been undertaken by suitably qualified consultants which will form part of the detailed design documentation.

Notwithstanding the above comments we note that specific detailed compliance with the Building Code of Australia is not a prescribed head of consideration under Section 4.15 of the Environmental Planning & Assessment Act 1979 and accordingly, we trust that the determination of the development application will not be subject to the assessment of any technical matters under the State's building regulations.

In regard to the new building works proposed pursuant to Clause 54 (4) of the Environmental Planning & Assessment Regulation 2000, we trust that the Consent Authority will not require any additional information in the determination of the development application for technical BCA matters that will be assessed prior to the issue of Crown Building Certification under Section 6.28 of the Environmental Planning & Assessment Act 1979.

DESIGN DOCUMENTATION

The following architectural documentation was reviewed as part of this assessment;

| Description | Drawing No. | Revision | Date |
|---|-------------|----------|------------|
| Cover Sheet | Aa0000 | D | - |
| 3D Render | Aa0001 | D | 23/06/2021 |
| 3D Views 1 | Aa0002 | D | 23/06/2021 |
| 3D Views 2 | Aa0003 | D | 23/06/2021 |
| Visual Impact Assessment - View A & B | Aa0005 | C | 23/06/2021 |
| Visual Impact Assessment - View C | Aa0006 | C | 23/06/2021 |
| Visual Impact Assessment - Views D, E & F | Aa0007 | C | 23/06/2021 |
| Site Plan - Existing / Demolition | Aa0100 | F | 23/06/2021 |
| Site Plan – Existing Services | Aa0101 | B | 23/06/2021 |
| Site Analysis Diagram - Area Analysis + Circulation | Aa0501 | D | 23/06/2021 |
| Site Analysis Diagram - Topography + Landscape | Aa0502 | D | 23/06/2021 |
| Site Analysis Diagram - Site Features | Aa0503 | D | 23/06/2021 |
| Site Analysis Diagram - Heritage Significance | Aa0504 | D | 23/06/2021 |
| Existing Site Sections | Aa1000 | E | 30/06/2021 |
| Site Plan - New Works | Aa1100 | E | 23/06/2021 |
| Area Plans | Aa1150 | E | 23/06/2021 |
| General Arrangement Plan - Entry + Landscaping | Aa1200 | E | 23/06/2021 |
| General Arrangement Plan - Ground Floor | Aa1201 | E | 23/06/2021 |
| General Arrangement Plan - Level 1 | Aa1202 | E | 23/06/2021 |
| General Arrangement Plan - Level 2 | Aa1203 | E | 23/06/2021 |
| General Arrangement Plan – Roof | Aa1204 | F | 29/06/2021 |
| Building Elevations | Aa2000 | D | 23/06/2021 |
| Building Elevations | Aa2001 | D | 23/06/2021 |
| Building Sections | Aa3000 | E | 23/06/2021 |
| Building Sections | Aa3001 | E | 23/06/2021 |
| Building Sections | Aa3002 | D | 23/06/2021 |
| Shadow Diagrams | Aa7000 | D | 23/06/2021 |
| Shadow Diagrams | Aa7001 | D | 23/06/2021 |
| Shadow Diagrams | Aa7002 | D | 23/06/2021 |
| Shadow Diagrams | Aa7003 | D | 23/06/2021 |
| Shadow Diagrams | Aa7004 | D | 23/06/2021 |
| Shadow Diagrams | Aa7005 | D | 23/06/2021 |
| External Finishes | Aa9000 | C | 29/06/2021 |
| Cover Sheet | Aa0000 | D | - |

SUPPLEMENTARY DOCUMENTATION

The following supplementary documentation was reviewed as part of this assessment;

| Report Name | Prepared By | Revision | Dated |
|---|------------------------------------|----------|------------|
| Fire Safety Engineers DA review statement Ref F201606_DA_01 | CORE Engineering Group | - | 30/06/2021 |
| Disabled Access Consultants DA review statement | Elisa Moechtar of Group DLA Access | A | 30/06/2021 |

I wish to confirm that matters pertaining to compliance with the BCA for the new works will be suitably assessed by the Certifying Authority prior to the issue of Crown Building Certification under Section 6.28 of the Environmental Planning & Assessment Act 1979.

It is noted that the assessment to date has been conducted via way of desktop review of plans and specifications as well as discussions with the project Architects, however due to the COVID-19 restrictions in place at this current time, a site inspection has not been conducted.

We trust this submission satisfies any concerns of the Consent Authority with compliance of the development with the relevant requirements and provisions of the BCA.

Should you require further assistance or clarification please do not hesitate to contact the undersigned at your convenience.

Yours sincerely



Justin Jones-Gardiner
Director
Building Surveyor - Unrestricted
NSW Fair Trading BDC0204