



*Building Code of Australia 2019 Amendment 1*

# BCA CAPABILITY STATEMENT

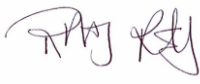

IC3 Super West  
17-23 Talavera Road, Macquarie Park

Prepared for: Giddis Project Management | Issue date: 20/10/2021

## CONTENTS

<b>CONTENTS</b>	<b>2</b>
<b>EXECUTIVE SUMMARY</b>	<b>4</b>
<b>INTRODUCTION</b>	<b>5</b>
<b>BUILDING DESCRIPTION SUMMARY</b>	<b>6</b>
Proposed Works	6
Building Assessment Data	6
<b>ASSESSMENT</b>	<b>6</b>
Relevant BCA Edition	6
Compliance with the BCA	7
<b>CONCLUSION</b>	<b>9</b>
<b>APPENDIX A – DESIGN DOCUMENTATION</b>	<b>10</b>

## Authorisation

Revision	Comment / Reason for Issue	Issue Date	Prepared by	Reviewed by
1	DA Lodgement	20/10/2021		
			Rebecca Kilty	Heath McNab
				BDC1893

## Revision History

Revision	Comment / Reason for Issue	Issue Date	Prepared By
1	DA Lodgement	20/10/2021	RK

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## Executive Summary

As Accredited Certifiers, we have reviewed architectural design documents prepared by HDR Pty Ltd (refer appendix A) for compliance with the National Construction Code - Building Code of Australia Volume One 2019 Amd 1.

The purpose of the assessment is to provide surety to the Consent Authority, Ryde City 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 & J of the BCA will not give rise to further modifications to the building that may necessitate additional design changes.



Heath McNab  
Managing Director  
MBC Group

## Introduction

The following MBC Group Team Members have contributed to this assessment:

- Rebecca Kilty – Senior Building Surveyor

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 (BCA)
- Architectural Drawings – Refer to Appendix A
- Guide to the Building Code of Australia 2019 Amd 1 (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 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 24 & 25 of the Building and Development Certifiers Regulation 2020.
- 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 comprises the construction of an extension to an existing data centre

The site is located at -17-23 Talavera Rd, Macquarie Park

### Building Assessment Data

Summary of Construction and Building	
Use(s)	Office, Carpark, Data Storage
Classification(s)	5, 7a, 7b
Number of Storeys contained	7
Rise in Storeys	7
Type of Construction	A
Effective Height	29.43m

## 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.

Please Note: An out of cycle BCA is intended to impact this project. BCA 2019-Amd 1 is due to be released and enforced as of the 1 Jul 2020.

In this regard it is assumed that the Construction Certificate application will be made prior to the 1st September 2022. As such this report is based upon the Deemed-to-Satisfy provisions of BCA 2019 Amd 1.

Should the application for Construction Certificate be made after 1st September 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 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 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)

Upon assessment of architectural plans, Modern Building Certifiers can verify that the proposed design can readily achieve compliance with the DtS provisions of the BCA and as such meet the performance requirements. The below identified non-compliances shall be addressed by Fire Engineered Performance Solution. In addition any of the affected Category 2 Performance requirements will be referred to Fire and Rescue NSW.

DTS Clause	Description of Non-Compliance	Performance Requirement
C1.1 & Spec C1.1	Reduction in FRL's & Gaps to the slab edge and curtain wall	CP1 & CP2
C2.4	Requirements for open spaces and vehicular access	CP9
C3.5	Doorways in fire walls	CP2 & CP8
C3.15	Openings for Service Installations	CP2 & CP8
C3.16	Construction Joints	CP2 & CP8
D1.4	Exit Travel Distances	DP4 & EP2.2
D1.5	Distance between Alternative exits	DP4 & EP2.2
D1.6	Dimensions of exits and paths of travel to exits	DP6
E1.3	Fire Hydrants	EP1.3
E1.4	Fire Hose Reels	EP1.1
E1.5	Sprinklers	EP1.4
E1.8	Fire Control Centres	EP1.6
E2.2	Fire isolated stairs in a building over 25m effective height not provided stair pressurisation	CP1 and EP2.2
E2.2	Open stairs in lieu of fire isolated stair	CP1 and EP2.2
E2.2a	Smoke detection and alarm system	CP1 & EP2.2

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

Where and if a fire engineer proposes any performance solutions that identify Category 2 fire safety provisions, 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 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, Amd 1.

In view of the above assessment we can confirm that subject to the above identified non-compliances being appropriately considered, that compliance with the A2.1 of the BCA 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 me.

Best regards,



Heath McNab  
**Managing Director**  
**MBC Group**

## Appendix A – Design Documentation

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

Drawing No.	Title	Date	Drawn By	Revision
A1001	COVER PAGE	28/09/2021	HDR	A
A1301	SITE PLAN	28/09/2021	HDR	C
A1302	LOCATION PLAN	28/09/2021	HDR	C
A2001	GFA PLANS -SHEET 1	28/09/2021	HDR	C
A2002	GFA PLANS -SHEET 2	28/09/2021	HDR	C
A2101	GENERAL ARRANGEMENT GROUND FLOOR	6/07/2021	HDR	B
A2102	GENERAL ARRANGEMENT LEVEL 1	6/07/2021	HDR	B
A2103	GENERAL ARRANGEMENT LEVEL 2	6/07/2021	HDR	B
A2104	GENERAL ARRANGEMENT LEVEL 3	6/07/2021	HDR	B
A2105	GENERAL ARRANGEMENT LEVEL 4	6/07/2021	HDR	B
A2106	GENERAL ARRANGEMENT LEVEL 5	6/07/2021	HDR	B
A2107	GENERAL ARRANGEMENT ROOF LEVEL	6/07/2021	HDR	B
A3001	OVERALL SITE ELEVATIONS	-	HDR	-
A3011	NORTH ELEVATION	28/09/2021	HDR	C
A3012	WEST ELEVATION	6/07/2021	HDR	B
A3013	SOUTH ELEVATION	6/07/2021	HDR	B
A3014	EAST ELEVATION	6/07/2021	HDR	A
A3101	SECTION -1	6/07/2021	HDR	B
A3102	SECTION -2	6/07/2021	HDR	B
A3103	SECTION -3	6/07/2021	HDR	A
A3104	SECTION -4	6/07/2021	HDR	A
A3105	SECTION -5	6/07/2021	HDR	A
A8001	3D PERSPECTIVE -1	6/07/2021	HDR	B
A8010	INDICATIVE VIEW OF ENTRY	-	HDR	-
A8011	INDICATIVE VIEWS FROM TALAVERA RD	-	HDR	-
A8051	SHADOW DIAGRAM -SPRING-SUMMER	-	HDR	-
A8052	SHADOW DIAGRAM -AUTUMN-WINTER	-	HDR	-
A1001	COVER PAGE	28/09/2021	HDR	A
A1301	SITE PLAN	28/09/2021	HDR	C
A1302	LOCATION PLAN	28/09/2021	HDR	C
A2001	GFA PLANS -SHEET 1	28/09/2021	HDR	C
A2002	GFA PLANS -SHEET 2	28/09/2021	HDR	C

Drawing No.	Title	Date	Drawn By	Revision
A2101	GENERAL ARRANGEMENT GROUND FLOOR	6/07/2021	HDR	B
A2102	GENERAL ARRANGEMENT LEVEL 1	6/07/2021	HDR	B
A2103	GENERAL ARRANGEMENT LEVEL 2	6/07/2021	HDR	B
A2104	GENERAL ARRANGEMENT LEVEL 3	6/07/2021	HDR	B
A2105	GENERAL ARRANGEMENT LEVEL 4	6/07/2021	HDR	B
A2106	GENERAL ARRANGEMENT LEVEL 5	6/07/2021	HDR	B
A2107	GENERAL ARRANGEMENT ROOF LEVEL	6/07/2021	HDR	B
A3001	OVERALL SITE ELEVATIONS	-	HDR	-
A3011	NORTH ELEVATION	28/09/2021	HDR	C
A3012	WEST ELEVATION	6/07/2021	HDR	B
A3013	SOUTH ELEVATION	6/07/2021	HDR	B
A3014	EAST ELEVATION	6/07/2021	HDR	A
A3101	SECTION -1	6/07/2021	HDR	B
A3102	SECTION -2	6/07/2021	HDR	B
A3103	SECTION -3	6/07/2021	HDR	A
A3104	SECTION -4	6/07/2021	HDR	A
A3105	SECTION -5	6/07/2021	HDR	A
A8001	3D PERSPECTIVE -1	6/07/2021	HDR	B
A8010	INDICATIVE VIEW OF ENTRY	-	HDR	-
A8011	INDICATIVE VIEWS FROM TALAVERA RD	-	HDR	-
A8051	SHADOW DIAGRAM -SPRING-SUMMER	-	HDR	-
A8052	SHADOW DIAGRAM -AUTUMN-WINTER	-	HDR	-



*Building Code of Australia 2019*  
**BCA Capability Statement**