



*Building Code of Australia 2016*

# BCA CAPABILITY STATEMENT

Building 2A & 2B  
Lots 23 & 24 Hollinsworth Road, Marsden Park,  
NSW 2765

Prepared for: Logos Property | Issue date: 23 Nov 17

## Contents

EXECUTIVE SUMMARY .....	4
INTRODUCTION .....	5
BUILDING DESCRIPTION SUMMARY .....	6
Proposed Works .....	6
Building Assessment Data .....	6
ASSESSMENT .....	7
Relevant BCA Edition.....	7
Compliance with the BCA .....	7
Matters Requiring a Performance Assessment.....	8
CONCLUSION .....	9
APPENDIX A – DESIGN DOCUMENTATION .....	10

## Authorisation

Revision	Comment / Reason for Issue	Issue Date	Prepared by	Reviewed by
1	SSD Lodgment	23.11.17		
			Matt Marks	Heath McNab

## Revision History

Revision	Comment / Reason for Issue	Issue Date	Prepared By
1	SSD Lodgment	23.11.17	Matt Marks

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## Executive Summary

Modern Building Certifiers have been commissioned to carry out a detailed assessment of the proposed construction of new industrial estate which will contain seven (7) separate buildings all housed within a single estate, located at Lots 23 & 24 Hollinsworth Road, Marsden Park, NSW 2765, against the requirements of the National Construction Code Series (Volume 1) – Building Code of Australia (BCA) 2016.

The purpose of the assessment is to provide surety to the Consent Authority, Department of Planning and Environment NSW (DoPE), that the design of building number 2A & 2B 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.



Matt Marks  
Building Certifier  
Modern Building Certifiers

## Introduction

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

- Heath McNab – Director
- Matt Marks – Building Surveyor

Our assessment of the concept design documentation was based on the following:

- National Construction Code Series (Volume 1) Building Code of Australia 2016 (BCA)
- Architectural Drawings – Refer to Appendix A
- Guide to the Building Code of Australia 2016 (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)

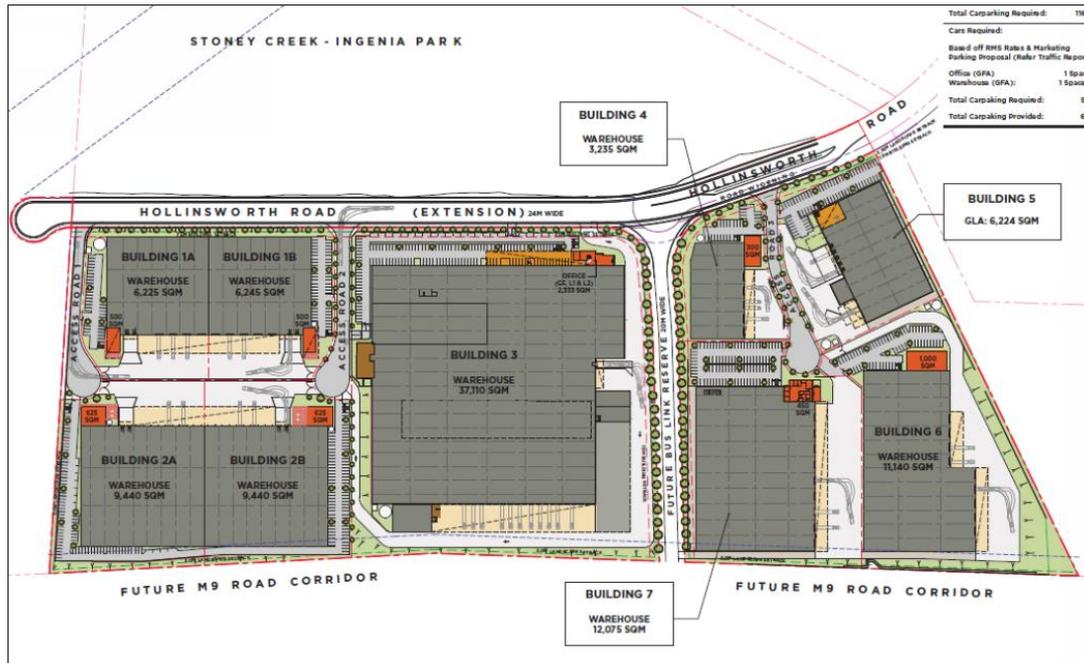
The objectives of this statement are to:

- Undertake an assessment of the proposed architectural design documentation against the Performance Requirements of National Construction Code Series 2016 (Volume 1) - Building Code of Australia (BCA).
- Accompany the submission of the State Significant Development Submission to the Department of Planning and Environment NSW (DoPE) 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 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.

# Building Description Summary

## Proposed Works

The proposed development involves the construction of a new single storey warehouse and distribution centre identified as building 2A & 2B within the newly proposed industrial estate.



## Building Assessment Data

Summary of Construction and Building	
Use(s)	Warehouse and distribution centre & Office
Classification(s)	5 & 7b
Number of Storeys contained	2
Rise in Storeys	2
Type of Construction	Type C (Large isolated)
Effective Height	3.6m (<12m)
Climate Zone	6

## 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 made prior to the 1<sup>st</sup> May 2019, as such BCA 2016 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 the proposed design and associated Fire Engineering proposal will be requiring formal referral to Fire & Rescue NSW pursuant to Clause 144 of the Environmental Planning & Assessment Regulation 2000 (where any Category 2 fire safety provisions identified), and this process will need to be undertaken prior to a Part 4a Construction Certificate being issued by the Principal Certifying Authority (PCA).

## Matters Requiring a Performance Assessment

DTS Clause	Description of Non-Compliance	Performance Requirement
C2.4	<p><u>Requirements for open space and vehicular access</u></p> <ul style="list-style-type: none"> <li>The furthest boundary of vehicular access is greater than 18m from the north and south-western sides of the building with the maximum distance being 35m on the northern side.</li> <li>The vehicular access is built upon by security gates</li> </ul>	CP9
D1.4	<p><u>Exit travel distance</u></p> <ul style="list-style-type: none"> <li>75m to an exit in lieu of 40m within the warehouse portion of building 2A &amp; 2B</li> </ul>	DP4, EP2.2
D1.5	<p><u>Distance between alternative exits</u></p> <ul style="list-style-type: none"> <li>80m between alternative exits in lieu of 60m within the warehouse portion of Building 2A &amp; 2B</li> </ul>	DP4, EP2.2
E4.5/ E4.6	<p><u>Exit and directional signs</u></p> <p>Exit signs are proposed to be located greater than 2.7m above the floor level.</p>	EP4.2
F2.4	<p><u>Accessible sanitary facilities</u></p> <ul style="list-style-type: none"> <li>A single accessible sanitary facility is proposed on the ground floor only in lieu of being located on all levels containing sanitary compartments. This is to be addressed by a performance solution developed by an access consultant.</li> </ul>	FP2.1

## 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 2016.

In view of the above assessment we can confirm that subject to the above measures being appropriately considered, 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 the DoPE and should you wish to discuss any aspect of this advice, please do not hesitate to contact me.

Best regards,



Matt Marks  
Building Certifier  
Modern Building Certifiers

## Appendix A – Design Documentation

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

Title	Prepared by	Reference No.
Estate Master Plan	watch this SPACE design	LG MAR DA01/C
Building 2A & 2B - Site Plan	watch this SPACE design	LG MAR DA20/A
Building 2A & 2B – Warehouse	watch this SPACE design	LG MAR DA21/A
Building 2A & 2B – Office Plans	watch this SPACE design	LG MAR DA22/A
Building 2A & 2B – Roof Plan	watch this SPACE design	LG MAR DA23/A
Building 2A & 2B – Elevations	watch this SPACE design	LG MAR DA24/A
Building 2A & 2B – Sections	watch this SPACE design	LG MAR DA25/A



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COMPLIANCE SUMMARY REPORT