

15/12/2021

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 Wildlife Hospital Sydney – Nutrition Centre

This proposed development subject to this review, involves the construction of the Taronga Wildlife Hospital Sydney – Nutrition Centre.

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 Amendment 1 Details:

Building Use:	Office, Storage, Processing
Building Classification:	Class 5 Office, Class 7b Loading Dock/Storage, Class 8 Processing
Type of Construction:	Type C Construction
Rise in Storeys:	Two (2)
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;

Drawing No.	Titled	Prepared by	Dated
AA-N0000	COVER SHEET	DWP	14.12.2021
AA-N0500	SITE LOCATION	DWP	24.11.2021
AA-N0501	EXISTING SITE ANALYSIS CIRCULATION	DWP	24.11.2021
AA-N0503	EXISTING SITE ANALYSIS SUN & WIND	DWP	24.11.2021
AA-N0504	EXISTING SITE ANALYSIS HERITAGE ITEMS	DWP	24.11.2021
AA-N1000	SITE PLAN - EXISTING & DEMOLITION	DWP	14.12.2021
AA-N1001	SITE PLAN - NEW WORKS ROOF	DWP	14.12.2021
AA-N1150	SITE SECTIONS - EXISTING	DWP	24.11.2021
AA-N1151	SITE SECTIONS - EXISTING	DWP	24.11.2021
AA-N1200	GENERAL ARRANGEMENT PLAN - LEVEL 1 - NUTRITION	DWP	14.12.2021
AA-N1201	GENERAL ARRANGEMENT PLAN - LEVEL 2 - NUTRITION	DWP	14.12.2021
AA-N1202	GENERAL ARRANGEMENT PLAN - LEVEL 3 - NUTRITION	DWP	14.12.2021
AA-N1203	GENERAL ARRANGEMENT PLAN - LEVEL 4 - NUTRITION	DWP	14.12.2021
AA-N1204	GENERAL ARRANGEMENT PLAN - ROOF - NUTRITION	DWP	14.12.2021
AA-N2000	ELEVATIONS - NUTRITION CENTRE	DWP	24.11.2021
AA-N2001	ELEVATIONS - NUTRITION CENTRE	DWP	24.11.2021
AA-N3000	SECTIONS - NUTRITION CENTRE	DWP	01.12.2021
AA-N7000	SHADOW DIAGRAM - OVERALL SITE	DWP	25.11.2021
AA-N7001	SHADOW DIAGRAM - OVERALL SITE	DWP	25.11.2021
AA-N7002	SHADOW DIAGRAM - OVERALL SITE	DWP	25.11.2021
AA-N7003	SHADOW DIAGRAM - OVERALL SITE	DWP	25.11.2021
AA-N7004	SHADOW DIAGRAM - OVERALL SITE	DWP	25.11.2021
AA-N7005	SHADOW DIAGRAM - OVERALL SITE	DWP	25.11.2021
AA-N7050	AREA PLANS - NUTRITION CENTRE	DWP	14.12.2021
AA-N8000	MATERIAL FINISHES BOARD NUTRITION	DWP	24.11.2021
AA-N9000	3D PERSPECTIVE - NUTRITION CENTRE	DWP	24.11.2021
AA-N9049	VISUAL IMPACT ASSESSMENT	DWP	01.12.2021
AA-N9050	VISUAL IMPACT ASSESSMENT - VIEW A	DWP	01.12.2021
AA-N9051	VISUAL IMPACT ASSESSMENT - VIEW B	DWP	01.12.2021
AA-N9052	VISUAL IMPACT ASSESSMENT- VIEW C	DWP	01.12.2021

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 F201636_TWH Nutrition Centre_DA_01	Core Engineering Group	01	15/12/2021
Draft Disabled Access Consultants DA review statement	Group DLA Access	A	15/12/2021

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 the Construction Certificate in accordance with Clause 98 of the Environmental Planning and Assessment Regulations 2000.

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
NSW Fair Trading BDC0204