Building Code of Australia 2016

BCA CAPABILITY STATEMENT

Building 3
Lots 23 & 24 Hollinsworth Road, Marsden Park,
NSW 2765

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

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<th>Comment / Reason for Issue</th>
<th>Issue Date</th>
<th>Prepared by</th>
<th>Reviewed by</th>
</tr>
</thead>
<tbody>
<tr>
<td>1</td>
<td>SSD Lodgment</td>
<td>23.11.17</td>
<td>Matt Marks</td>
<td>Heath McNab</td>
</tr>
</tbody>
</table>

Revision History

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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 3 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:

- Architectural Drawings – Refer to Appendix A
- 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 3 within the newly proposed industrial estate.

Building Assessment Data

<table>
<thead>
<tr>
<th>Summary of Construction and Building</th>
</tr>
</thead>
<tbody>
<tr>
<td>Use(s)</td>
</tr>
<tr>
<td>Classification(s)</td>
</tr>
<tr>
<td>Number of Storeys contained</td>
</tr>
<tr>
<td>Rise in Storeys</td>
</tr>
<tr>
<td>Type of Construction</td>
</tr>
<tr>
<td>Effective Height</td>
</tr>
<tr>
<td>Climate Zone</td>
</tr>
</tbody>
</table>
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 1st 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

<table>
<thead>
<tr>
<th>DTS Clause</th>
<th>Description of Non-Compliance</th>
<th>Performance Requirement</th>
</tr>
</thead>
<tbody>
<tr>
<td>C2.4</td>
<td>Requirements for open space and vehicular access</td>
<td>CP9</td>
</tr>
<tr>
<td></td>
<td>• The furthest boundary of vehicular access is greater than 18m from the north, east, south and western sides of the building with the maximum distance being 50m on the northern side.</td>
<td></td>
</tr>
<tr>
<td></td>
<td>• The vehicular access is built upon by security gates</td>
<td></td>
</tr>
<tr>
<td>D1.4</td>
<td>Exit travel distance</td>
<td>DP4, EP2.2</td>
</tr>
<tr>
<td></td>
<td>Office portion</td>
<td></td>
</tr>
<tr>
<td></td>
<td>• 23m to a point of choice in lieu of 20m on the ground floor</td>
<td></td>
</tr>
<tr>
<td></td>
<td>• 35m to a point of choice in lieu of 20m on levels 1 and 2. This is to be addressed through design development prior to the issuance of a Construction Certificate.</td>
<td></td>
</tr>
<tr>
<td></td>
<td>Warehouse portion</td>
<td></td>
</tr>
<tr>
<td></td>
<td>• 104m to an exit in lieu of 40m within the warehouse portion.</td>
<td></td>
</tr>
<tr>
<td>E4.5/E4.6</td>
<td>Exit and directional signs</td>
<td>EP4.2</td>
</tr>
<tr>
<td></td>
<td>Exit signs are proposed to be located greater than 2.7m above the floor level.</td>
<td></td>
</tr>
</tbody>
</table>
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.

<table>
<thead>
<tr>
<th>Title</th>
<th>Prepared by</th>
<th>Reference No.</th>
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<tbody>
<tr>
<td>Estate Master Plan</td>
<td>watch this SPACE design</td>
<td>LG MAR DA01/C</td>
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<tr>
<td>Building 3 - Site Plan</td>
<td>watch this SPACE design</td>
<td>LG MAR DA30/A</td>
</tr>
<tr>
<td>Building 3 – Warehouse</td>
<td>watch this SPACE design</td>
<td>LG MAR DA31/A</td>
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<tr>
<td>Building 3 – Office Plans</td>
<td>watch this SPACE design</td>
<td>LG MAR DA32/A</td>
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<tr>
<td>Building 3 – Roof Plan</td>
<td>watch this SPACE design</td>
<td>LG MAR DA33/A</td>
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<tr>
<td>Building 3 – Elevations</td>
<td>watch this SPACE design</td>
<td>LG MAR DA34/A</td>
</tr>
<tr>
<td>Building 3 – Sections</td>
<td>watch this SPACE design</td>
<td>LG MAR DA35/A</td>
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