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# BCA COMPLIANCE ASSESSEMENT REPORT

## North Narrabeen Surf Life Saving Club Alterations and Additions to existing building

<b>Report Number</b>	A23_03_BCA	
<b>Revision Number</b>	<b>Stage</b>	<b>Date of Issue</b>
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## 1.0 Introduction & Report Basis

Absolute BCA & Accessibility has been engaged by Northern Beaches Council to prepare this BCA compliance assessment report for the proposed alterations and additions to the existing North Narrabeen Surf Life Saving Club.

*This report assesses the proposed S4.55 modification application plans (refer to Drawing List on DA00 Issue E dated Feb25).*

The purpose of this report is to provide:

1. A high-level assessment of the proposed design/building against the significant design requirements of the of the BCA; and
2. Recommendations to address any identified significant design issues.  
Recommendations are provided in Section 4.0.

It is understood that this report will be used to support the Development Application for the subject development.

### 1.1 Assessed Information

The following information was specifically relied upon for this assessment:

Document Type	Prepared by	Reference or Revision Number
Architectural Plans	Northern Beaches Council	Issue E S4.55 mod application (Feb2025)
Annual Fire Safety Statement	David Pengilly (Northern Beaches Council)	13.07.2023

## 1.2 Relevant BCA Volume & Sections.

The Building Code of Australia (National Construction Code) 2022 Volume 1

Section	Addressed
A – Governing Requirements	Informational
B – Structure	No - Addressed by structural engineers
C – Fire resistance	Yes - Addressed in this report
D – Access and egress	Yes - Addressed in this report
E – Services and equipment	Yes - Addressed in this report
F – Health and amenity	Yes - Addressed in this report
G – Ancillary provisions	Yes - Addressed in this report
I – Special use buildings	Yes - Addressed in this report
J – Energy efficiency	No - Addressed by energy efficiency consultants

## 1.3 Assumptions, Limitations & Exclusions

- This report is intended to support the Development Application (or similar) stage design and identifies *significant* design issues only. For the purposes of this report, significant design issues are:
  - Non-compliance with DTS provisions that would likely necessitate significant changes alterations to the current plans (changes which would be expected to necessitate a \$4.55 if carried out post Consent).
  - Non-compliance with DTS provisions that would likely necessitate the development of a Performance Solution. It is noted that some Performance Solutions will necessitate design change. It is the applicant's responsibility to confirm the extent of required design changes with the author of any proposed Performance Solution.

A further detailed assessment would typically be undertaken Construction Certificate Application (CCA) stage.

- The Report only assesses the information specifically referenced in Section 1.1 of this report. This information is accepted in good faith as accurate and correct.
- The report is limited to assessment of the development against the deemed-to-satisfy provisions of the applicable Building Code of Australia.
- No assessment has been made of any existing Fire Engineering or BCA Performance Solution based Reports that may apply to the base building or development, unless otherwise specifically noted.
- In terms of development within existing buildings (or adjacent to existing buildings), it must be ensured that the *subject works* do not:

- cause a BCA non-compliance within the existing building; or
- aggravate an existing non-compliance within the existing building.

Subject to consideration of the above comments, this report has not considered the requirement for the upgrade of existing building in terms of BCA compliance. It should be noted that further upgrade works may be required by Consent Authorities or other stakeholders. Any such requirement should be advised to Absolute BCA as soon as practical.

- Some requirements of the BCA / Access Regulations are recognised as being interpretive in nature. Where these matters are encountered, interpretations are made in accordance with Absolute policy &/or as guided by other standards, guides and industry best practice.
- Absolute BCA does not support the use of combustible cladding or aluminium composite panels as external cladding, lining or ancillary element in any way. Such products are recommended to be avoided and where such products are proposed, Absolute BCA automatically excludes their assessment from any reporting and certification and will not accept liability for their use in any way.
- Detailed assessment of any engineering matters or Australian Standards– e.g: structural, civil, electrical, hydraulic, mechanical, fire, bushfire protection is beyond the scope of this report.
- The Report does not provide any Performance Solutions.

## 2.0 BCA Assessment Data

BCA Reference	Subject Building	
A6 Classification	2 (residential)	<input type="checkbox"/>
	3 (residential – short term)	<input type="checkbox"/>

	4 (single dwelling in an otherwise non-residential building)	<input checked="" type="checkbox"/>
	5 (commercial – office)	<input type="checkbox"/>
	6 (retail)	<input type="checkbox"/>
	7a (carparking)	<input type="checkbox"/>
	7b (storage)	<input checked="" type="checkbox"/>
	8 (factory/industrial)	<input type="checkbox"/>
	9a (hospital/health care)	<input type="checkbox"/>
	9b (assembly/public building)	<input checked="" type="checkbox"/>
	9c (aged care)	<input type="checkbox"/>
<b>C2D3</b> Rise in Stories	2	
<b>C2D2</b> Construction Type	Type A (most fire resisting)	<input type="checkbox"/>
	Type B	<input checked="" type="checkbox"/>
	Type C (least fire resistant)	<input type="checkbox"/>
<b>C3D3</b> Floor areas and Fire Compartment Limitations	Floor area and volume of fire compartments in accordance with Table C3D3	<input checked="" type="checkbox"/>
	Large Isolated Building in accordance C3D4	<input type="checkbox"/>
<b>Scd 1</b> Effective Height	Less than 12m	<input checked="" type="checkbox"/>
	More than 12m but less than 25m	<input type="checkbox"/>
	More than 25m	<input type="checkbox"/>

### 3.0 BCA Compliance Assessment & Minor Recommendations

The plans identified in Section 1.1 of this report have been assessed against the DTS requirements of the BCA – which are considered relevant to the current stage of

design (Development Application or similar). A summary of these requirements is provided below.

**Where the plans show a *non-compliance* or are lacking in critical detail – recommendations have been provided in Section 4.0 to address the issue.**

### 3.1 Section C Fire Resistance Levels

The subject building straddles multiple allotments (as shown in the extract below).

Under the DTS provisions, the requirement for building elements to be 'fire rated' depends on the distance to 'fire source features' (and in this case the fire source features include the side & rear allotment boundaries).

It is considered that the building may be treated as a 'united building' under the provisions of BCA2022 Part A7. On this basis it is considered that the intermediate boundary lines which run 'through' the building can be disregarded as fire source features for the purposes of this assessment.

Note – if deemed warranted by the project certifier at Construction Approval stage, the above can be supported via performance solution. *Absolute BCA is of the opinion that the performance solution would support the current design 'as-is' and would not require further design change.*



In accordance with BCA C2D2, the building is required to achieve a minimum type B construction & building elements must comply with BCA Specification 5.

The following elements are typically required to achieve a FRL:

- External walls/columns (depending on distance to fire source features). Where the new external walls/columns supporting the new roof are within 18m of the allotment boundaries (see comments above), they should achieve a FRL in accordance with Table S5C21a of BCA 2022. Again, this could be supported via performance solution if need be, at Construction Certificate stage.
- New floors (between ground and first levels) are required to achieve a min FRL of 30/30/30 – this is achieved by the concrete slab.

#### **a) Non-combustible construction & ancillary elements**

As the building is required to be of Type A or B construction, the following elements must be non-combustible:

- External walls and common walls, including all components incorporated in them including the facade covering, framing and insulation.
- Ancillary elements (attachments to external walls)

Details to be provided at CC stage (although it appears that the external cladding and attachments will be non-combustible).

#### **b) Fire Hazard Properties**

The fire hazard properties of floor linings and floor coverings, wall linings and ceiling linings, air-handling ductwork and lift cars, following internal linings, materials and assemblies within a Class 2 to 9 building must comply with BCA Specification 7.

Details to be provided at construction approval stage.

### **3.2 Section D – Access and Egress**

The primary exit points from the affected parts of each storey are shown in green below.

The proposed works are not considered to affect or reduce the existing egress systems.

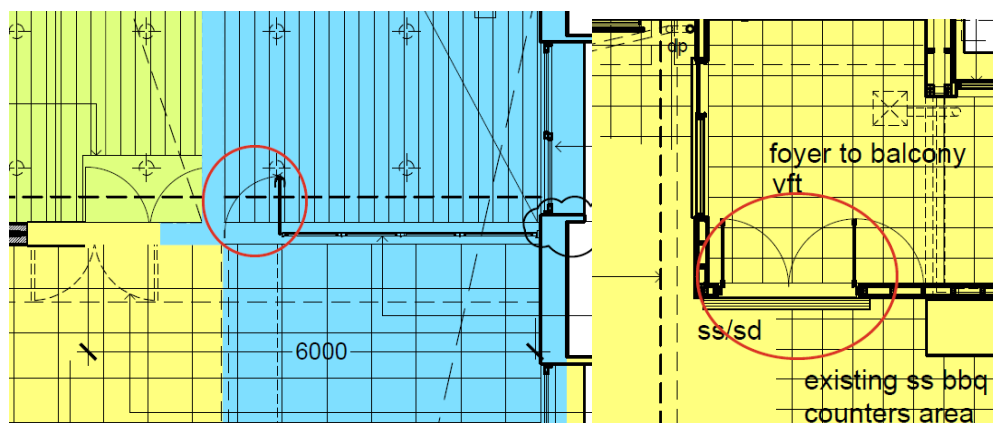
It is understood that the proposed works are not intended to increase the existing staff or patron numbers.





Details demonstrating compliance with the following will need to be provided at construction approval stage (compliance with these requirements is not expected to impact on the current design):

- a) D2D7 – D2D9 – Exit dimensions - New exit doorways will need to provide a min dimension of 850mm x 1980mm.
- b) D3D14 Goings and risers - Stair details will need to be provided for assessment
- c) D3D16 – Thresholds – ensure level access is provided to external doorways in accessible areas (suitable strip drains likely required to prevent surface water ingress).
- d) D3D17 -D3D21 – Balustrades
- e) D3D22 – Handrails
- f) D3D24 – Doorways and doors
- g) D3D25 – Doors to swing in direction of egress (particular attention to be paid to the doors leading from newly enclosed balcony area to main bar area (as shown below).
- h) D3D26 – Door hardware – panic bars generally required to new exit doors.



### 3.3 Services and Equipment

The following services and equipment are required to be installed in the subject parts. Details to be provided by fire services consultant at construction approval stage.

- a) E1D2 – Fire hydrants (existing systems may be utilised subject to pressure, flow and coverage checks).
- b) E1D3 – Fire hose reels – to be upgraded as required to suit new works.
- c) E1D14 – Portable fire extinguishers – to be provided throughout new works as appropriate.
- d) E2D3 – Smoke hazard management – generally NA assuming no ducted mechanical systems are affected/proposed.
- e) E4 – Exit and emergency lighting – It is recommended that exit and emergency lighting throughout the first floor be upgraded to suit the new works.

### 3.4 Section F – Health and Amenity

- a) F4 – Sanitary Facilities - Not considered to be affected by proposed works (noting that no additional occupant numbers are anticipated).
- b) F5 – Room Heights – appear compliant based on scaled dimensions. Full details to be provided at construction approval stage.

### 3.5 Section J

- a) A separate section J assessment is required to be provided by the energy efficiency consultant.

## 4.0 Significant Recommendations

NA – there are no significant recommendations applicable at this stage.

## 5.0 Conclusion

This report has assessed the subject building against the National Construction Code (NCC) / Building Code of Australia (BCA) 2022 (as relevant to the Development Application stage design).

Subject to compliance with any recommendations listed in Section 4.0 of this report, the development is considered capable of complying with the BCA, within the constraints of the current design.

*Note – In addition, Section 3.0 contains a summary of BCA compliance matters that will need to be addressed at CC stage (compliance with these matters however is not expected to significantly impact the current design).*



Paul O'Shannassy

**Director**

**Absolute BCA & Accessibility Consulting Pty Ltd**

**Accredited BCA Consultant / Certifier (Highest Level) BDC No. 0825**

**Qualified DDA Accessibility Consultant with ACAA ACAA No. 0594**

**Accredited Level 1 Building Surveyor AIBS Accreditation No: 8189**

**MAAC**

## Attachment A – Fire Safety Schedule

### Fire Safety Schedule

The following provides a list of the fire safety measures which are required to be provided (or existing services required to be modified to suit the new works. For any existing fire safety measures – refer to the Annual Fire Safety Statements for the base building. The final fire safety schedule will need to be verified by the Certifier at CC stage.

Fire Safety Measure	Standard of Performance
Fire seals protecting openings in fire-resisting components of the building (including fire collars & fire stopping/mastic) <i>Only applies if new penetrations through the separating floor slab(s) are proposed.</i>	BCA C4D15, BCA Specification 13, AS4072.1-2005 AS1530.4-2014
Fire Hydrants	BCA E1D2 & AS2419.1-2021
Fire Hose Reels	BCA E1D3 & AS2441-2005
Portable Fire Extinguishers	BCA E1D14 & AS2444-2001
Automatic Shutdown of Air Handling Systems <i>Only applies if new ducted mechanical systems are installed.</i>	BCA NSW E2D16 & AS1668.1-2015
Emergency Lighting	BCA E4D2, E4D4 & AS2293.1-2018
Exit & Directional Signage	BCA E4D5, E4D6, E4D8 & AS2293.1-2018