



Date: 17 May 2020
Our Ref: P20067

Mr Ken White
Unit 8, 55 – 59 The Crescent
Fairlight NSW 2094

Dear Ken,

**RE: 2 Jabiru Pl, Mona Vale
BCA COMPLIANCE ASSESSMENT**

Please find enclosed our BCA Compliance Report prepared in respect of the proposed subdivision of 2 dwellings at the above listed property.

In reviewing the content of this Report, particular attention is drawn to the content of Part 3 as Part 3 summarizes the compliance status of the proposed design in terms of each prescriptive provision of the BCA.

The inclusion of this summary enables an immediate understanding of the compliance status of the proposed design to be obtained.

Should you require any further information, please do not hesitate to contact me on the number provided.

Yours faithfully

A handwritten signature in black ink, appearing to be 'Kieran Tobin', followed by a horizontal line.

Kieran Tobin
Director

BCA COMPLIANCE ASSESSMENT

PREPARED FOR

Mr Ken White

REGARDING

2 Jabiru Pl, Mona Vale

Prepared By



REPORT REGISTER

The following report register documents the development and issue of this report and project as undertaken by this office, in accordance with the *Quality Assurance* policy of BCA Vision Pty Ltd.

Our Reference	Issue No.	Remarks	Issue Date
P20067	1	BCA Compliance Assessment	17 May 2020

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1.0 INTRODUCTION

1.1 GENERAL

This “BCA Compliance Assessment” report has been prepared at the request of Mr Ken White and relates to 2 Jabiru Pl, Mona Vale.

The project proposal is for subdivision of the attached dual occupancy dwellings within the above listed site.

The building is masonry construction with a tile roof.

The dwellings are each masonry veneer construction with timber floor and roof structure within the first floor and concrete floors within the ground floor.

It is understood that the Dual Occupancy was created approximately 2002.

This report is based upon, and limited to, the information depicted in the documentation provided for assessment, and does not make assumptions regarding “design intention” or the like.

1.2 REPORT BASIS

The content of this report reflects –

- (a) The principles and provisions of BCA 2019 Volume 2;
 - PART 3.5.3 – GUTTERS & DOWNPIPES
 - PART 3.7.2 – FIRE SEPARATION OF EXTERNAL WALLS
 - PART 3.7.3 – Fire protection of separating walls and floors
 - PART 3.7.5 – SMOKE ALARMS
 - PART 3.8.2 – ROOM HEIGHTS
 - PART 3.8.3 – FACILITIES
 - PART 3.8.4 – LIGHT
 - PART 3.8.5 – VENTILATION
 - PART 3.8.6 – SOUND INSULATION
 - PART 3.9.1 – STAIR CONSTRUCTION
 - PART 3.9.2 – BARRIERS TO PREVENT FALLS
- (b) A site inspection of the completed structure to date on Thursday the 14th of May 2020;
- (c) Proposed Subdivision Plan prepared by Paul Barry Byrne.

1.3 EXCLUSIONS

It is conveyed that this report should not construed to infer that an assessment for compliance with the following has been undertaken –

- (a) Structural and services design documentation;
- (b) General building services (i.e. passenger lifts);
- (c) The individual requirements of service providers (i.e. Telstra, Water Supply, Energy Australia);
- (d) The individual requirements of the Workcover Authority;
- (e) Disability Discrimination Act (DDA).
- (f) This report is in relation to the nominated BCA Clauses as they reflect more specifically on the issue of subdivision, compliance with other portions of the BCA not nominated is excluded from this report.

2.0 BUILDING DESCRIPTION

2.1 GENERAL

In the context of the Building Code of Australia (BCA), the subject development is described within items 2.2 – 2.6 below.

2.2 RISE IN STOREYS (CLAUSE C1.2)

Dwelling 2 has a rise in storeys of two (2)

Dwelling 2a has a rise in storeys of two (2)

2.3 BUILDING CLASSIFICATION (CLAUSE A3.2)

The building incorporates the following classifications: -

Class 1A	A residential Dwelling
Class 10	Garage

2.4.1 BUILDING STRUCTURAL ADEQUACY

We recommend obtaining a Certificate of Structural adequacy from a qualified Structural Engineer the Certificate should make specific comment on the existing timber decking to the first floor of each dwelling

3.0 BCA ASSESSMENT – SUMMARY

3.2 PART 3.5.3 – GUTTERS & DOWNPIPES

Clause	Requirement	Complies	Does Not Comply	DETAIL REQ'D	Not Applicable
3.5.3.1	Application	✓			
3.5.3.2	Materials	✓			
3.5.3.3	Selection of guttering	✓			
3.5.3.4	Installation of gutters	✓			
3.5.3.5	Downpipes — size and installation	✓			

3.3 PART 3.7.2– FIRE SEPARATION OF EXTERNAL WALLS

Clause	Requirement	Complies	Does Not Comply	DETAIL REQ'D	Not Applicable
3.7.2.1	Application	✓			
3.7.2.2	External walls of Class 1 buildings	✓			
3.7.2.3	Measurement of distances	✓			
3.7.2.4	Construction of external walls				✓
3.7.2.5	Class 10a buildings	✓			
3.7.2.6	Open Car ports				✓
3.7.2.7	Allowable encroachments				✓
3.7.2.8	Roof Lights				✓

3.4 PART 3.7.3 – Fire protection of separating walls and floors

Clause	Requirement	Complies	Does Not Comply	DETAIL REQ'D	Not Applicable
3.7.3.1	Application	✓			
3.7.3.2	Separating walls	✓			
3.7.3.3	Services in separating walls				✓
3.7.3.4	Roof lights				✓
3.7.3.5	Horizontal projections				✓

3.5 PART 3.7.5 – SMOKE ALARMS

Clause	Requirement	Complies	Does Not Comply	DETAIL REQ'D	Not Applicable
3.7.5.1	Application		✓		
3.7.5.2	Requirements for smoke alarms		✓		
3.7.5.3	Location — Class 1a buildings		✓		
3.7.5.4	Location — Class 1b buildings				✓
3.7.5.5	Lighting to assist evacuation — Class 1b buildings				✓

3.6 PART 3.8.2 – ROOM HEIGHTS

Clause	Requirement	Complies	Does Not Comply	DETAIL REQ'D	Not Applicable
3.8.2.1	Application	✓			
3.8.2.2	Ceiling heights	✓			

3.7 PART 3.8.3 – FACILITIES

Clause	Requirement	Complies	Does Not Comply	DETAIL REQ'D	Not Applicable
3.8.3.1	Application	✓			
3.8.3.2	Req'd facilities	✓			
3.8.3.3	Construction of sanitary compartments	✓			

3.8 PART 3.8.4 – LIGHT

Clause	Requirement	Complies	Does Not Comply	DETAIL REQ'D	Not Applicable
3.8.4.1	Application	✓			
3.8.4.2	Natural lighting	✓			
3.8.4.3	Artificial lighting	✓			

3.9 PART 3.8.5 – VENTILATION

Clause	Requirement	Complies	Does Not Comply	DETAIL REQ'D	Not Applicable
3.8.5.1	Application	✓			
3.8.5.2	Ventilation requirements	✓			
3.8.5.3	Location of sanitary compartments	✓			

3.10 PART 3.8.6 – SOUND INSULATION

Clause	Requirement	Complies	Does Not Comply	DETAIL REQ'D	Not Applicable
3.8.6.1	Application	✓			
3.8.6.2	Sound insulation requirements	✓			
3.8.6.3	General installation requirements for walls	✓			
3.8.6.4	Services				✓

3.11 PART 3.9.1 – STAIR CONSTRUCTION

Clause	Requirement	Complies	Does Not Comply	DETAIL REQ'D	Not Applicable
3.9.1.1	Application.				✓
3.9.1.2	General requirements				✓
3.9.1.3	Stair construction	✓			
3.9.1.4	Slip-resistance	✓			
3.9.1.5	Thresholds	✓			

3.12 PART 3.9.2 – BALUSTRADES

Clause	Requirement	Complies	Does Not Comply	DETAIL REQ'D	Not Applicable
3.9.2.1	Application	✓			
3.9.2.2	When balustrades or other barriers are Req'd	✓			
3.9.2.3	Balustrades or other barrier construction			✓	
3.9.2.3	Handrails			✓	

3.13PART 3.10.5 – BUSHFIRE CONSTRUCTION

Clause	Requirement	Complies	Does Not Comply	DETAIL REQ'D	Not Applicable
3.10.5.0	Application				✓

4.0 BCA ASSESSMENT – SUMMARY

4.1 SUMMARY

We have reviewed the referenced plans and in our opinion the proposal can comply with the Building Code of Australia 2019 subject to the following recommendations: -

4.2 PART 3.7.2 – SMOKE ALARMS

Clause	Requirement	Recommendation
3.7.2.2	Requirements for smoke alarms	Smoke alarm installation must comply with AS 3786.
3.7.2.3	Location — Class 1a buildings	We recommend provide hard wired smoke alarms with battery back up to each dwelling within the ground and first floor Where more than 1 smoke alarm is provided to a dwelling the alarms must be interlinked. An installation Compliance Certificate will be Required on completion of works on site

Author

KIERAN TOBIN

ACCREDITED CERTIFIER BPB NO 0409

17 May 2020
