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BCA COMPLIANCE ASSESSEMENT REPORT

14 Birkley Road, Manly NSW

**Alterations and Additions to Existing Residential Unit
Development**

Report Number	A23_122_BCA	
Revision Number	Stage	Date of Issue
01	DA- Draft	29.11.2023
02	DA	07.12.2023

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1.0 Introduction & Report Basis

Absolute BCA & Accessibility has been engaged by Sarah Crennan to prepare this BCA compliance assessment report for the proposed alterations and additions to existing residential unit development at 14 Birkley Road, Manly NSW.

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	Action Plans	Rev C dated 16.10.2023

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

- The Building Code of Australia (National Construction Code) 2022 Housing Provisions (relevant to Class 10a building).

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.

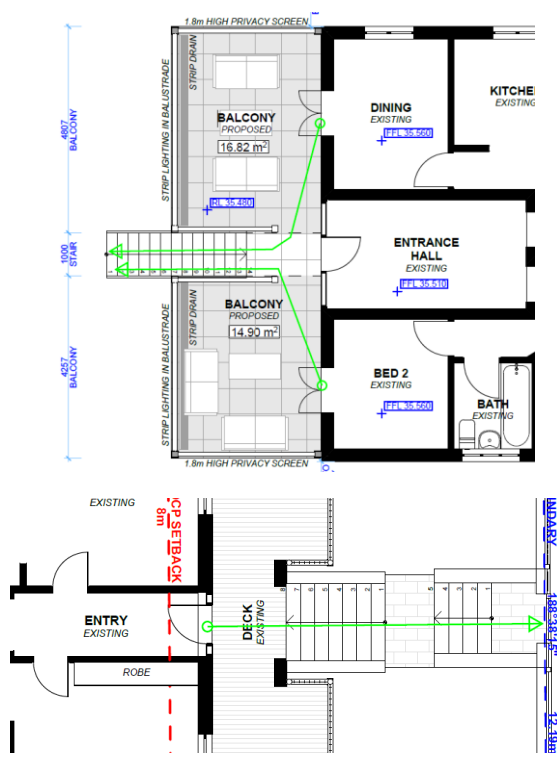
2.0 BCA Assessment Data

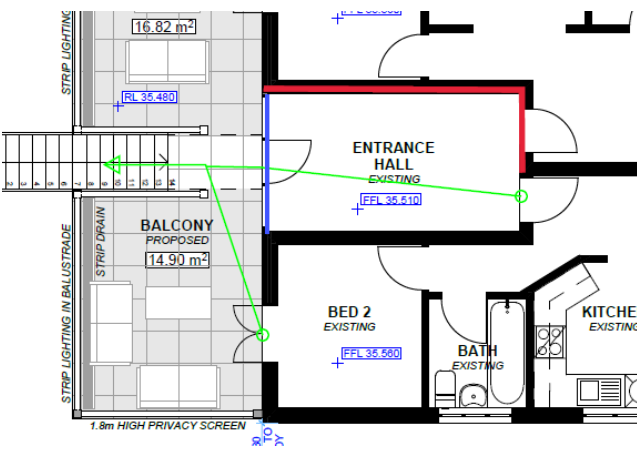
BCA Reference	Subject Building	
A6 Classification	2 (residential units) 10a (non-habitable outbuilding (garage + laundries))	
C2D3 Rise in Stories	2	
C2D2 Construction Type	Type A (most fire resisting)	<input type="checkbox"/>
	Type B	<input type="checkbox"/>
	Type C (least fire resistant) The concession provided under BCA C2D6 is applied (discussed in Table 3.0 below)	<input checked="" type="checkbox"/>
C3D3 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"/>
Scd 1 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). A summary of these requirements is provided below. Details demonstrating compliance would typically be provided at CC stage.

Note Section 4.0 of this report contains recommendations to address significant non-compliances or items repropose/required to be supported via performance solution or design change.

#	Section C
a)	<p><i>Class 2 & 3 buildings – Type C Concession (C2D6)</i></p> <p>Each unit is considered to have access to 'open space' & on this basis it is considered that the building is subject to a concession under BCA C2D6 – allowing Type Construction to be applied.</p>  <p>The floor plan illustrates the layout of a residential unit. Key features include:</p> <ul style="list-style-type: none"> Kitchen: Existing, located at the top right. Dining: Existing, located below the kitchen. Entrance Hall: Existing, located below the dining area. Bed 2: Existing, located below the entrance hall. Bath: Existing, located to the right of Bed 2. Balcony (Existing): Located at the top left, with an area of 16.82 m². Balcony (Proposed): Located below the existing balcony, with an area of 14.90 m². Deck: Existing, located at the bottom left, adjacent to the entry. Entry: Existing, located at the bottom left. Robe: Existing, located near the entry. Stairs: Located in the center, leading to a car set-back area. Car Set-Back: Located at the bottom, with a 6m dimension. Privacy Screens: 1.8m high privacy screens are indicated on the balconies. Dimensions: Various dimensions are noted, including 4.857m for balcony widths and 1.8m for privacy screen height.

b)	<p><i>Fire Resistance Levels (C2D2)</i></p> <p>In accordance with BCA C2D2, the building is required to achieve a minimum type B construction & building elements must comply with BCA Specification 5.</p> <p>The new buildings elements are typically not required to achieve a FRL, however it is recommended that the underside of the new upper level deck be lined to the underside with a fire protective covering (e.g. 12mm FC sheeting).</p> <p>The supporting beams/columns should also be covered in a fire protective covering.</p>
c)	<p><i>Fire Hazard Properties (C2D11)</i></p> <p>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. (this includes the flooring to the proposed balcony)</p>
d)	<p><i>Bounding construction – egress across open balconies in Class 2 -4 parts (C4D12)</i></p> <p>Egress from the upper level units along the balcony involves passing by the external walls/doors of the common area unit on the same level (refer to plan extract below which shows available egress paths from the southern upper floor unit (shown in green) passing by the 'external' walls & door of the 'entrance hall' (shown in blue below).</p> <p>In lieu of protecting the external wall of the entrance hall, it is considered that the entrance doors to the upper levels were provided with self-closing solid core doors, that a similar outcome would be achieved.</p> 

Section D – Access & Egress

e)	<p><i>Exit dimensions (D2D7 – D2D9)</i></p> <ul style="list-style-type: none"> Exits must be not less than 1m wide x 2m high (general compliance noted on plans)
f)	<p><i>Discharge of exits (D2D15)</i></p> <p>The path of travel from the exits to the street must comply with BCA D2.</p> <p>The path of travel from the discharge of exit to the street is shown in blue below.</p> <p>The gate leading to Birkely Street should be freely operable from the inside with BCA D3D26 compliant door hardware.</p>
g)	<p><i>Goings and Risers (D3D14)</i></p> <p>Stair details to be provided on CC plans.</p>
h)	<p><i>Balustrades (D3D17-D3D21)</i></p> <p>Balustrade details to be provided on CC plans.</p>
i)	<p><i>Handrails (D3D22)</i></p> <p>Provide handrail details on plans. Note a handrail is typically required to be provided to at least one side of all stairs (with additional accessibility requirements applying to stairs in common areas)</p>
j)	<p><i>Access for People with Disabilities (Part D4)</i></p> <p>Refer to recommendations in Section 4.0.</p>

Section E – Services and Equipment

k)	<p>The subject works typically do not affect existing services/equipment (or require new services to be installed).</p> <p><i>As an advisory recommendation – it is recommended that hard-wired smoke alarms be installed throughout in accordance with BCA E2D8, and portable fire extinguishers as per BCA E1D14 & AS2444-2001</i></p>
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Section F – Health and Amenity

l)	<p><i>Surface Water, rising damp & external waterproofing (Part F1)</i></p> <ul style="list-style-type: none"> Stormwater design details and certification to be provided by hydraulic consultation (as required by certifier at CC stage) Details for external waterproofing to be provided by architecture/civil engineer as relevant (CC stage).
m)	<p><i>Wet Areas (Part F2)</i></p> <p>Details for waterproofing to be provided by architect as required (CC stage).</p>
n)	<p><i>Roof & Wall Cladding (Part F3)</i></p> <p>Details for roof and wall cladding to be provided by architect (CC stage).</p>
o)	<p><i>Room Heights (Part F5)</i></p> <p>Room heights to be detailed on CC plans (generally 2.4m required for habitable areas and 2.1m for non-habitable areas) – plans show general compliance.</p>

Compliance with BCA 2022 – Housing Provisions

The detached single garage and laundry building is subject to the BCA 2022 Housing Provisions. There are no significant identified (with further detail being required at CC stage).

4.0 Recommendations

The following matters will need to be addressed by design change &/or Performance Solution.

Where a Performance Solution is proposed, it is the applicants responsibility to clarify with the clarify any expected design changes with the author of the Performance Solution Report.

#	DTS Clause	Description of Non-Compliance
a)	D4D2 D4D4 D4D9	Access for People with a Disability A performance solution is required to address the following points: <ol style="list-style-type: none">1. Lack of 'access' to SOU entrance doors.2. Lack of fully compliant handrails common stairs.3. Lack of TGSI's to common stairs. <i>Absolute BCA is of the opinion that a performance solution can be provided to address the above-mentioned issues, without requiring significant change to the current design.</i>

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 impact the current design).



Paul O'Shannassy

Director

Absolute BCA & Accessibility Consulting Pty Ltd

Accredited BCA Consultant / Certifier (Highest Level)

Qualified DDA Accessibility Consultant with ACAA

BDC No. 0825, ACAA No. 0594, MAAC, MAIBS, MACAA

Attachment A: Fire Safety Schedule

The following provides a list of the proposed fire safety measures.

The standard of installation of existing fire safety measures (smoke alarms) has not been verified – however it is recommended that smoke alarms be upgraded to comply with current BCA requirements (advisory)

This schedule will need to be reviewed by the certifier prior to the issue of a CC.

Fire Safety Measure	Standard of Performance
Lightweight Construction (fire protection coverings)	BCA Spec 5 (TBA at CC stage)
Solid Core Doors (residential unit entries & bounding construction)	BCA C4D12
Advisory	
Portable Fire Extinguishers	BCA E1D14 & AS2444-2001
Automatic Fire Detection & Alarm Systems – Smoke Alarm System (and BOWS)	E2D8, Specification 20C3 & AS.3786- 2014 & AS1670.1-2018