



ABSOLUTE
BCA | ACCESS

BCA COMPLIANCE ASSESSEMENT REPORT

60 Bower Street Manly NSW

Alterations to existing residential unit development

Report Number	A25_484_BCA	
Revision Number	Stage	Date of Issue
01	Issue for DA – draft	30.04.2025
02	Issue for DA	07.05.2025



ABSOLUTE BCA & ACCESSIBILITY CONSULTING PTY LTD
02 9188 2556 | 0400 565 145
paul@absolutebca.com.au www.absolutebca.com.au
PO BOX 292, MANLY NSW 1655
ABN 11667632644

Contents

1.0 Introduction & Report Basis	3
1.1 Assessed Information	3
1.2 Relevant BCA Volume & Sections.....	3
1.3 Assumptions, Limitations & Exclusions	5
2.0 BCA Assessment Data	7
3.0 BCA Compliance Assessment (& Minor Recommendations)	8
4.0 Recommendations	13
5.0 Conclusion.....	13

© Absolute BCA & Accessibility Pty Ltd. All rights reserved.

This document has been prepared solely for the use of our client in accordance with our current professional standards and as per our agreement for providing compliance consulting services. The technical and intellectual content contained within this document is confidential and remains the property of Absolute BCA & Accessibility Pty Ltd. The document is prepared for the express use by the nominated client and Absolute BCA & Accessibility Pty Ltd do not endorse the use of this document by any third party.

This document represents the opinions of Absolute BCA & Accessibility Pty Ltd based on the facts and matters known at the time of preparation of this document. Opinions, judgments and recommendations detailed in this document, which are based on our understanding and interpretation of current statutory and regulatory obligations and standards, should not be construed as legal opinions. No warranty is given, nor liability accepted (except that required by law) in relation to the information contained within this document.

This document has been prepared based on the information provided to our office. Absolute BCA & Accessibility Pty Ltd accepts no liability for information provided by the Client and other third parties used to prepare this document or as the basis of the assessment. Subject to the above conditions, this document may be transmitted, reproduced or disseminated only in its entirety.



ABSOLUTE BCA & ACCESSIBILITY CONSULTING PTY LTD
02 9188 2556 | 0400 565 145
paul@absolutebca.com.au www.absolutebca.com.au
PO BOX 292, MANLY NSW 1655
ABN 11667632644

1.0 Introduction & Report Basis

Absolute BCA & Accessibility has been engaged by NOLA COURT PTY LTD - C/o Angus Gemmell to prepare this BCA compliance assessment report for the proposed alterations to the existing residential unit development at 60 Bower Street, Manly NSW.

The subject works comprise the connection and reconfiguration of existing units 2 and 5 via an existing (built over) old fire stair, converting an existing doorway to a fixed window, and introducing a new fixed window above.

The purpose of this report is to provide:

- A high-level assessment of the proposed design/building against the significant design requirements of the of the BCA; and
- 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	Stirling & Andie	DA 1.00 – DA1.07 - Rev B 12.03.2025
Return of Application Letter	Northern Beaches Council	11.04.2025

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 (*excluding access for people with disabilities)
E – Services and equipment	Yes - Addressed in this report

F – Health and amenity	Yes - Addressed in this report (*excluding access for people with disabilities)
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/Section 4.55/6 (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 S4.55 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.
- This report specifically excludes the assessment of the requirements relating to 'access for people with a disability'
- 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.

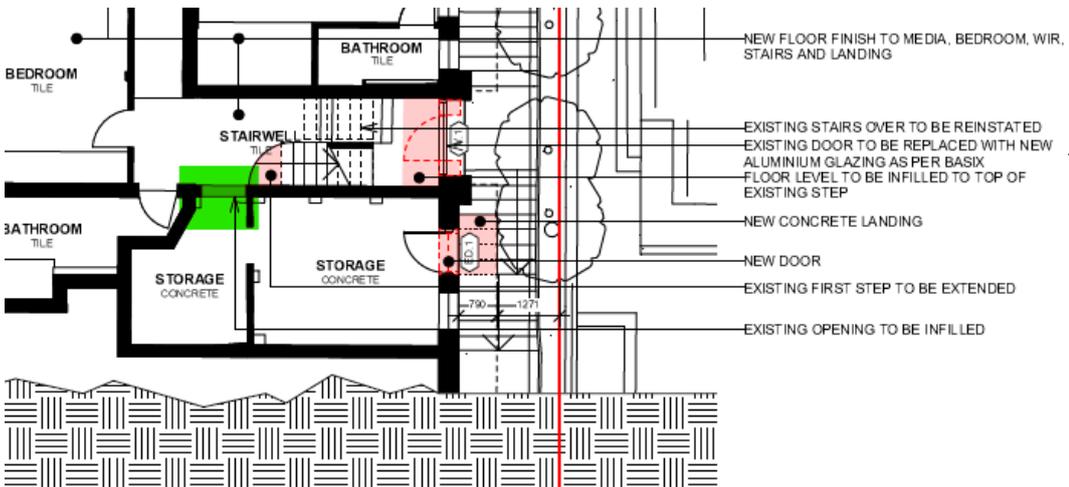
2.0 BCA Assessment Data

BCA Reference	Existing Building	Building as proposed
A6 Classification	2 (residential)	No change proposed
C2D3 Rise in Stories	4	No changes proposed
C2D2 Construction Type	Type A (most fire resisting)	No change to construction type required
C3D3 Floor areas and Fire Compartment Limitations	NA to subject building.	No changes proposed.
Scd 1 Effective Height	Less than 12m	No changes to effective height.

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 repropsoed/required to be supported via performance solution or design change.

#	Section C
a)	<p><i>Fire Resistance Levels (C2D2)</i></p> <p>In accordance with BCA C2D2, the building is required to achieve a minimum type A construction & building elements must comply with BCA Specification 5.</p> <p>The majority of works are limited to internal partitioning & infill construction within the individual sole occupancy units (SOU's) which are not required to achieve a FRL.</p> <p>The portion of the internal wall proposed to be infilled between the common store area and the first floor SOU will need to achieve a Fire Resistance Level (FRL) of not less than -/90/90</p> 

b)	<p><i>Non-combustible construction & ancillary elements (C2D10 & C2D14)</i></p> <p>As the building is required to be of Type A or B construction, the following elements must be <u>non-combustible</u>:</p> <ul style="list-style-type: none"> • External walls and common walls, including all components incorporated in them including the facade covering, framing and insulation. • The flooring and floor framing of lift pits. • Non-loadbearing internal walls where they are required to be fire-resisting. • Ancillary elements (attachments to external walls)
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.</p>
d)	<p><i>Vertical separation of openings in external walls (C3D7)</i></p> <p>Unless the building is provided with an AS2118.1 sprinkler system, vertical separation of openings in external walls must be provided in accordance with BCA C3D7 by:</p> <ol style="list-style-type: none"> 1. Vertical spandrel panels; or 2. Horizontal slabs <p>The proposed works include the enlarging of openings in the eastern elevation. It should be noted that a spandrel or horizontal slab will be required to protect the existing opening on the third floor (shown in green below) from the newly created opening at second floor level.</p> <p>A performance solution may be provided at CC stage to address this issue.</p>



e)

Protection of Openings in external walls (C4D3)

The new openings in the existing eastern external wall must be protected in accordance with BCA C4D5. To achieve this:

1. The new fixed glazed panels may be protected with external wall wetting drenchers (or any other approved protective measures); and
2. The new door to the storeroom may be protected with a self-closing fire rated door (min FRL -/60/30).

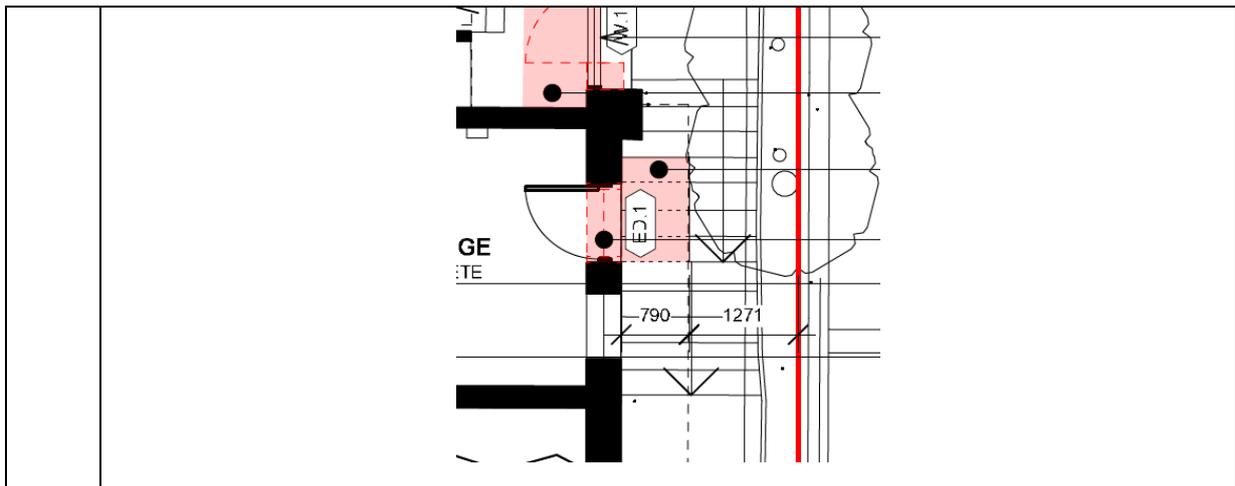
Section D – Access & Egress

f)

Landings (D3D15)

A landing is proposed to the outside of the newly created external doorway serving the common storeroom as required.

It is recommended however that the landing length be reduced to 750mm to allow for the maximum width to the existing stair (≈750mm).



Section E – Services and Equipment

- g) The following services and equipment are required to be installed throughout all affected parts.
- E2D3 –Smoke detection and alarm system (AS1670.1 + AS3786)

Section F – Health and Amenity

- h) *Surface Water, rising damp & external waterproofing (Part F1)*
- Details for external waterproofing to be provided by architecture/civil engineer as relevant (CC stage).
- i) *Wet Areas (Part F2)*
- Details for waterproofing to be provided by architect as required (CC stage).
- j) *Room Heights (Part F5)*
- Room heights to be detailed on CC plans (generally 2.4m required for habitable areas and 2.1m for non-habitable areas)
- k) *Light & Ventilation (Part F6)*
- Architect to confirm that all new or altered habitable rooms are provided with windows providing an aggregate light transmitting area of 10% of the floor area of the room (CC stage).

	<ul style="list-style-type: none"> • Architect/mechanical consultant to provide confirmation that rooms are provided with natural/mechanical ventilation as per BCA F6D6/F6D7. • Artificial light required to be provided as per BCA F6D5 • The mechanical consultant to provide design details for mechanical ventilation system to carpark to AS1668.2
l)	<p><i>Sound transmission and insulation (Part F7)</i></p> <p>Acoustic separation is required between units and between units and other parts of the building. Specific design details required at CC stage.</p>

4.0 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 & Associate Member with ACAA No. 0594

Accredited Level 1 Building Surveyor AIBS Accreditation No: 8189

MAAC