

# BCA REPORT

PREPARED BY  
WOODHOUSE AND DANKS ARCHITECTS

ON BEHALF OF  
SP5290  
69 EVANS STREET, FRESHWATER

December 2021

This report has been written in relation to the requirements for the proposed minor alterations of the aesthetics of the front entry on level 5 of 69 Evans Street, Freshwater, the building known as Freshwater Towers.

The information in this report is in response to the current NNC 2019 (BCA).

**The new minor works proposed:-**

- Remove the false timber ceiling over the entry and into the building lobby.
- Reclad the external garages, columns and bin storage area with aluminium cladding produced by Covet.
- Replace the existing garage doors and to install a new garage door to the front of the unit 9s carport next to the entry of the building.
- A proposed new aluminium louvre roofing over the existing bin area.
- Change the fall direction to the existing roof over the existing garages.
- Construct a new wall to the western side of the entry.
- Relocation of the letterboxes into the western wall.
- Make good and paint.



### **BCA compliances:-**

- The proposed cladding material by Covet is a non-combustible material with the certificates that meet the BCA compliance. The walls of the garages will maintain the fire rating of 90/60/60.
- The proposed garage doors are made of non-combustible materials and clad with the Covet to match. These garage doors will not change the BCA requirements.
- •The proposed new aluminium louvre roofing over bin area are made of non-combustible materials and not change the BCA requirements.
- •The garages are constructed from brick with the roofing made of sheet metal to minimise the spread of fire between the garages and the apartment block. The change of fall to the sheet roofing will not change the BCA requirements. The proposed roof must maintain the fire rating of 90/60/30.
- •The construction of the wall to the west of the entry is within 3 metres of the boundary and the wall is required to have a fire rating of -/60/60 as the proposed wall is not a load bearing wall.
- •Within this wall it is proposed to incorporate highlight windows, these windows are required to have a fire rating of -/60/-.
  - As part of the 2009 fire order Xel Consulting approved for a caveat be placed on the title of the block for the protection of openings within 3m of the building.
  - On the 28 July Xel Consulting requested the following also be part of the Annual Fire Safety Statement

Fire safety measure	Standard of performance
Protection of openings in external walls exposed to fire source feature	FER (insert specifics) – Check if any development involving external works been undertaken or proposed to the adjacent buildings (insert specifics) since the last AFSS. If so engage a fire safety engineer to review the solution.

- •Relocation of the letter boxes – locating the letter boxes with in the proposed western wall is not to compromise the fire rating of the wall -/60/60.

### **Conclusion**

The proposed minor aesthetics alterations proposed around the front entry will require and are capable of meeting all the BCA requirements of the current NCC (BCA). All documentation required will need to be supplied at time of the Construction Certificate.