



# BUILDING CODE OF AUSTRALIA COMPLETION STATEMENT

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Building Information Certificate for Unauthorised Works

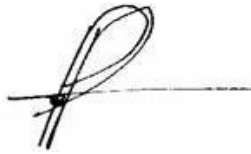
1 180 Barrenjoey Road, Palm Beach

**Date**  
28 September, 2023

**Prepared for**  
James Manning

**Reference No.**  
22238B – CS - R1.0

**AUTHOR**



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Member of the ASSOCIATION OF AUSTRALIAN CERTIFIERS

Revision	Date	Status
R1.0	28 September, 2023	Final

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## BCA COMPLETION STATEMENT

At the request of James Manning, this BCA completion statement has been prepared to verify that the following building element/s (to the extent covered below) are suitable for occupation in the context of the requirements of the Deemed-To-Satisfy the Building Code of Australia 2019, Amendment 1, Volume 1 (BCA) including any NSW variations.

### 1. APPLICANT DETAILS

Applicant:	James Manning
Address:	1180 Barrenjoey Road, Palm Beach

### 2. RELEVANT CONSENTS

Local Government Area:	Northern Beaches Council
Development Application No:	DA379/16, MOD2018/0272, MOD2021/0725 & MOD2022/0450

### 3. DESCRIPTION

Address of Development:	1180 Barrenjoey Road, Palm Beach
Lot / DP:	Lot C, DP 341607
Description of Work:	Alterations and Additions to Existing Dwelling

### 4. BUILDING DATA

Characteristic	Description
Building Classification	1a – Dwelling & 10a - Garage
Rise in Storeys	2
Levels Contained	2
Type of Construction	N/A
Effective Height	N/A
Floor Area	N/A

### 5. ARCHITECTURAL PLANS

Title	Sheet No.	Rev	Date
Title	S000	4	20.01.23
Site Plan	S050	4	20.01.23
Proposed Basement Plan	S100	4	20.01.23
Proposed Ground Floor Plan	S101	4	20.01.23
Proposed Sections	S300	4	20.01.23
Elevations North	S400	4	20.01.23
Elevations South	S401	4	20.01.23
Elevations East & West	S402	4	20.01.23

## 6. INSPECTIONS

Inspection type/date:	23 February, 2023
Inspector:	Paul Prestidge
Accreditation No.:	BDC1800
Accreditation Body:	NSW Department of Fair Trading

## 7. DEEMED-TO-SATISFY PROVISIONS

The following table contains the list of the Deemed-To-Satisfy provisions that relate to this BCA completion statement:

Item No.	BCA Clause	Comment
1.	3.1.3.3	The buildings design includes external walls that are partially below ground level in the form of a basement. Structural/Hydraulic Engineers certification is to be provided certifying the surface water drainage system and weatherproofing of the external walls in accordance with AS/NZS3500.3 and AS 3700 or AS 4773.1.
2.	3.4.2.0, 3.4.3.0	Structural Engineers Certification is required that the steel frame installed complies with AS 4100. Structural Engineers Certification is required that the timber frame installed complies with AS 1684.2.

## 8. INFORMATION RELIED UPON BY THIS STATEMENT

This statement is based on:

- Plumbing Compliance Certificate prepared by Michael Roberts of Roberts & Co Plumbing Pty Ltd, dated 23 March, 2023.
- Stormwater Certificate prepared by Nathan Gauci of NMG Plumbing, dated 13 December, 2021.
- New Basement Wall Weatherproofing Structural Certification prepared by Peter Standen of Partidge Structural Pty Ltd, dated 29 August, 2023.
- Structural Inspection Certificate prepared by Isaac Beton of Partridge Structural Pty Ltd, dated 6 December, 2021.
- Structural Inspection Certificate prepared by Eamonn Madden of Partridge Structural Pty Ltd, dated 25 August, 2023.

## 9. CONDITIONS OF THIS STATEMENT

This Compliance Statement is subject to the limitations and assumptions:

### Limitations

This report is strictly limited to a statutory compliance review of the project listed above. This Report cannot be applied to any other project or building design as the assessments are specific for this project only.

The statutory compliance assessment and report specifically excludes the following:

- Determining compliance with the BCA for matters other than addressed with in this report or addressing any matters outside the scope or limitations of the BCA.
- The operations of any of the installed (or to be installed) fire services.

- Protection of Property other than required by the Deemed-to-Satisfy provisions of the BCA, unless specifically referenced in the report (i.e. for Heritage purposes).
- Compliance against Australian Standards and products, specialist advice for each standard and product must be to the satisfaction of the Design Architect.
- Fires caused by arson, other than as a single source of fire initiation, or terrorist attacks.
- Emergencies other than for fires and fire related evacuations.
- This report has been prepared for the exclusive use of the client referred to on the cover sheet of this report. We do not warrant or accept liability for the reliance upon or use of this report by any other party.
- The report considers matters of a significant nature only and should not be considered exhaustive.
- The report does not consider structural adequacy of the building.
- Any service provider requirements are outside the scope of this report (e.g. Sydney Water, Telstra, etc)

### Assumptions

The assumptions of this report are as follows:

- The assessment provided by this statement is based on the documentation provided for assessment. Any future alteration will require re-assessment of the revised design documentation.
- The works undertaken by the builder/third party is in accordance with the manufacturer's specification and/or the relevant Australian Standard.
- The building/s will be subject to ongoing annual maintenance as required by the AFSS.

## 10. EXCLUSIONS

This statement relates only to the verification and extent of works identified above and excludes the following:

1. Any parts of the BCA or standards not directly referenced by this certificate.
2. Any federal, state and local policies / guidelines / legislation, except where directly referenced by this certificate.
3. Work Health & Safety considerations.
4. The design basis and/or operating capabilities of any services or equipment.
5. Does not relieve any other parties of their obligations.
6. Disability Discrimination Act 1992 (DDA is a complaint-based document which focuses on results and does not offer prescriptive compliance options).

## 11. CERTIFICATION, COMMISSIONING AND MAINTENANCE

The certifications listed above have been relied upon to verify that the installation and commissioning of the required systems and other requirements of the performance solution requirements is the responsibility of the relevant contractor to ensure that the installation and certification accurately represents the systems installed and the standard to which they have been installed. It is also the responsibility of the relevant contractors installing the systems to ensure that commissioning and integrated function testing has been carried out to ensure proper function. It is assumed that relevant building element addressed by this statement will be maintained in accordance with the relevant Australian Standards. Where they relate to required fire safety systems they are to be checked and verified at least annually as a part of the Annual Fire Safety Schedule as required by the EP&A Regulations 2000.

## 12. CONCLUSION

This compliance statement confirms that based upon the:

- Design documentation relied upon as referenced in Section 5; and

- Inspections undertaken on the site as referenced in Section 6; and
- Documents and certifications issued for the completed works as referenced in Section 8,

that the matter/s being the subject of the report as referenced in Section 7 are suitable for occupation in accordance with the with the Deemed-To-Satisfy the Building Code of Australia 2019, Amendment 1, Volume 1 (BCA) including any NSW variations.

## GLOSSARY OF TERMS

**The Act** means the Environmental Planning and Assessment Act 1979 (NSW). All amendments and references to the Act also mean amendments and references to the Regulations.

**Accessible** means having features to enable use by people with a disability.

**Access Code** means the Access Code contained in the Premises Standards. The code outlines design requirements for a building to be accessible

**Accessway** means a continuous accessible path of travel (as defined in AS1428.1) to, into or within a building.

**AFSS** or **Annual Fire Safety Statement** has the same meaning as it has in "The Reg".

**Affected Part** has the same meaning as that in the Premises Standards, being the Principal Public Entrance to a building and access way to new work.

**Alternative Solution** has the same meaning as **Performance Solution**.

**AS1428.1** means AS1428 'Design for access and mobility' Part 1: 2009; General requirements for access – New building work', unless specified.

**AS** means Australia Standard

**Automatic** means designed to operate when activated by a heat, smoke or fire sensing device.

**Building** means the building or part of the building which is the subject of the Building Works.

**BCA** if not otherwise specified, means National Construction Code 2019, Amendment 1, Volume 1 Building Code of Australia Class 2 to 9 Buildings.

**Certificates** mean statutory certificates and non-statutory certificates.

**Certifying Authority** or **CA** has the same meaning as it has in **The Act**.

**Change of building use or change of use** has the same meaning as it has in **The Act**.

**Circulation Space** means a clear unobstructed area to enable persons using mobility aids to manoeuvre.

**Combustible** means—

(a) applied to a material — combustible as determined by AS 1530.1; and

(b) applied to construction or part of a building — constructed wholly or in part of combustible materials.

**Compliant** means to the standards specified by the Access Code, BCA or AS1428.1 \*Note: for clarity, works may be specified in this report that may omit reference to 'compliant' or a specific standards. Where this is the case, those works are to be 'compliant' to the extent required by this definition.

**Complying Development Certificate** or **CDC** has the same meaning as it has in "The Act".

**Consent Authority** has the same meaning as it has in "The Act".

**Construction Certificate** or **CC** has the same meaning as it has in "The Act".

**Deemed to Satisfy Provision** or **DTS** has the same meaning as the same term in Volumes 1 & 2 of the National standards deemed to achieve compliance with the BCA or Access Code, as applicable.

**DDA** means the "Disability Discrimination Act 1992"

**Development Consent** has the same meaning as it has in **The Act**.

**Effective height** means the vertical distance between the floor of the lowest storey included in the calculation of rise in storeys and the floor of the topmost storey (excluding the topmost storey if it contains only heating, ventilating, lift or other equipment, water tanks or similar service units).

**Fabric** means the basic building structural elements and components of a building including the roof, ceilings, walls and floors.

**Fire brigade** or **FRNSW** means Fire and Rescue New South Wales being the statutory authority constituted under an Act of Parliament having as one of its functions, the protection of life and property from fire and other emergencies.

**Fire compartment** has the same mean as the BCA.

**Fire Engineering Brief, FEB** or **Brief** has the same meaning as the term in the IFEG. It is a summary document of proposed assessment methods and goals for a Performance Solution relating to a fire safety matter.

**Fire Engineering Report** or **FER** has the same meaning as the term in the IFEG. It is a detailed report of assessment methods, calculations and outcomes of a Performance Solution relating to a fire safety matter.

**Fire hazard properties** has the same meaning as the BCA. Generally the properties of a material or assembly that indicate how they behave under specific fire test conditions.

**Fire-isolated passageway** means a corridor, hallway or the like, of fire-resisting construction, which provides egress to or from a fire-isolated stairway or fire-isolated ramp or to a road or open space.

**Fire-isolated stairway** means a stairway within a fire-resisting shaft and includes the floor and roof or top enclosing structure.

**Fire-resistance level (FRL)** means the grading periods in minutes determined in accordance with BCA Specification A2.3. \*Note: A dash means that there is no requirement for that criterion. For example, 90/-/- means there is no requirement for an FRL for integrity and insulation, and -/-/- means there is no requirement for an FRL.

**Fire Safety Certificate** means an Interim or Final Fire Safety Certificate within the meaning of The Reg.

**Floor Area** has the same meaning as the National Construction Code 2016 Volume 1 Building Code of Australia Class 2 to 9 Buildings..

**IFEG** means the International Fire Engineering Guidelines, 2005.

**Insulation**, in relation to an FRL, means the ability to maintain a temperature on the surface not exposed to the furnace below the limits specified in AS 1530.4.

**Integrity**, in relation to an FRL, means the ability to resist the passage of flames and hot gases specified in AS 1530.4.

**Loadbearing** means intended to resist vertical forces additional to those due to its own weight.

**Non-combustible** means—

(a) applied to a material — not deemed combustible as determined by AS 1530.1 — Combustibility Tests for Materials; and

(b) applied to construction or part of a building — constructed wholly of materials that are not deemed combustible.

**Occupation Certificate** or **OC** has the same meaning as it has in **The Act**.

**Open space** means a space on the allotment, or a roof or similar part of a building adequately protected from fire, open to the sky and connected directly with a public road.

**Performance Requirement** or **PR** has the same meaning as the term in Volumes 1 & 2 of the National Construction Code.

**Premises Standards** means the "Disability (Access to Premises – Buildings) Standards 2010"

**Performance Solution** has the same meaning as the term in Volumes 1 & 2 of the National Construction Code as in force at the time of application for a CDC or CC including all applicable amendments.

**Principal Certifier** or **PC** is a building practitioner as defined by **The Act**

**Public corridor** means an enclosed corridor, hallway or the like which—

(a) serves as a means of egress from 2 or more sole-occupancy units to a required exit from the storey concerned; or

(b) is required to be provided as a means of egress from any part of a storey to a required exit.

**Building Regulations** or **Bldg Reg** means the Building Regulation 2006(NSW) (as amended) and all applicable amendments.

**The Reg** means the Environmental Planning and Assessment Regulation 2000 (NSW). All amendments and references to the Regulation.

**Resistance to the incipient spread of fire**, in relation to a ceiling membrane, means the ability of the membrane to insulate the space between the ceiling and roof, or ceiling and floor above, so as to limit the temperature rise of materials in this space to a level which will not permit the rapid and general spread of fire throughout the space

**Rise in storeys** means the greatest number of storeys calculated in accordance with BCA Clause

**Self-closing**, applied to a door, means equipped with a device which returns the door to the fully closed position immediately after each opening. C1.2.

**Slip Resistant** means a property of a surface having a frictional force-opposing movement of an object across a surface.

**Sole-occupancy unit** means a room or other part of a building for occupation by one or joint owner, lessee, tenant, or other occupier to the exclusion of any other owner, lessee, tenant, or other occupier

**Storey** means a space within a building which is situated between one floor level and the floor level next above, or if there is no floor above, the ceiling or roof above, but not—

(a) a space that contains only—

(i) a lift shaft, stairway or meter room; or

(ii) a bathroom, shower room, laundry, water closet, or other sanitary compartment; or

(iii) accommodation intended for not more than 3 vehicles; or

(iv) a combination of the above; or

(b) a mezzanine.

**Structural adequacy**, in relation to an FRL, means the ability to maintain stability and adequate loadbearing capacity as determined by AS 1530.4