



BCA Assessment

52 Bungan Head Road, Newport

Existing Dwelling (Building Classification 1)

to incorporate a

Secondary Dwelling (Building Classification 2)

1. OVERVIEW

This document is a BCA Assessment, utilising the National Construction Code (NCC), Volume One Building Code of Australia (BCA) 2019 Amendment 1.

This document is to accompany the development application for an **Existing Dwelling (Building Classification 1) to incorporate a Secondary Dwelling (Building Classification 2)** as shown in the drawing set of Project No 2171 to Northern Beaches Council at 52 Bungan Head Road, Newport NSW 2106 (Lot 2, DP 379781).

Items within this document shall relate to the appropriate clauses of the BCA Vol 1, utilising the below BCA Assessment Table (Table 1).

This BCA assessment is for the proposed development works is based upon Part A2 Compliance with the NCC, Clause A2.1 Compliance with the Performance Requirements of “Performance Solutions” and/or “Deemed-to-Satisfy”.

Table 1 – BCA Assessment Code

Code	Status	Description
1	Complies	the proposed development meets the deemed-to-satisfy provisions of the relevant clause of the BCA; or
2	Compliance Achievable	Compliance is achievable with further details or under a Performance Solution by Fire Engineer or accessible consultant; or
3	Does Not Comply	the design does not meet the deemed-to-satisfy provisions of the relevant clause of the BCA; or
4	Not Applicable	the relevant clause is not relevant to the project.
5	Note	for information only but to be incorporated into the scheme.

Notwithstanding all of the above it must be clearly noted the all items within this document will be verified for full compliance by the Principal Certifying Authority (PCA) prior the issuing of any Construction Certificate. Therefore, if the PCA ascertained any form of a compliance matter(s), than the owner must comply with the PCA requirements to satisfy BCA compliance.

2. PROPOSED DEVELOPMENT

The proposed development is an existing residential 2 storey dwelling, where the owner intends to rent / lease the lower section of the ground floor (to be referred to as Unit 2), thus making the property usage change from Class 1 to Class 2. The ground floor also has a garage space that will be allocated to the main existing residence (now referred to as Unit 1),

The BCA clauses listed within this document shall be highlighted in accordance with Table 1 for the appropriate status for the proposed development documentation.

3. BCA ASSESSMENT

National Construction Code (NCC), Volume One Building Code of Australia (BCA) 2019 Amendment 1			1	2	3	4	5
BCA Part / Clause	BCA Title Summary	Assessment Comments	Complies	Compliance Achievable	Does Not Comply	Not Applicable	Note
Section A – General Provisions							
A5.4	Fire-resistance of building elements	Existing property		2			
A5.5	Fire hazard properties	Existing property		2			
A6.1	Class 1 buildings	Existing property currently Class 1 to change to Class 2					5
A6.2	Class 2 buildings	Existing property currently Class 1. Property can achieve compliance with minor alterations.		2			
A6.10	Class 10 building and structures	Existing garage space shall be utilities by Unit 1. Therefore, the garage space shall form part of the Class 2 as a Carpark for single carpark with store area. Refer to plans.					5
Section B – Structure							
B1.0	Deemed-to-Satisfy Provisions	Existing structure is constructed with brickwork to the ground floor separating the common wall between existing garage and proposed Unit 2. Unit 1 with main living areas to the first floor is brick veneer. A design statement by a structural engineer to confirm existing structure for the Construction Certificate (CC).					5
Section C – Fire resistance							
C1.0	Deemed-to-Satisfy Provisions	Part C1 - Fire resistance and stability Existing structure is constructed with brickwork to the ground floor separating the common wall between existing garage and proposed Unit 2. Unit 1 with main living areas to the first floor is brick veneer.					5
C1.1	Type of construction required	In accordance with Table C1.1 The existing structure consists of a Rise in storey of 2. The type of construction required for Class of Building 2 is Type B. <i>Note: See C1.5</i>				4	
C1.2	Calculation of rise in storeys	The existing structure consists of a Rise in storey of 2.					5
C1.3	Buildings of multiple classification	Not Applicable				4	
C1.4	Mixed types of construction	Comply where required with this clause.					5
C1.5	Two storey Class 2, 3 or 9c buildings	Based upon C1.2 consisting of only 2 storey the type of construction may be of Type C construction. Due to each storey having at least 2 exits	1				

National Construction Code (NCC), Volume One Building Code of Australia (BCA) 2019 Amendment 1			1	2	3	4	5
BCA Part / Clause	BCA Title Summary	Assessment Comments	Complies	Compliance Achievable	Does Not Comply	Not Applicable	Note
C1.6	Class 4 parts of buildings	Not Applicable				4	
C1.7	Open spectator stands and indoor sports stadiums	Not Applicable				4	
C1.8	Lightweight construction	Comply where required with this clause.					5
C1.9	Non-combustible building elements	Not Applicable <i>Note: Type C Construction. This Clause is applicable to Type A and B Construction.</i>				4	
C1.10	Fire hazard properties	The existing structure and new elements for purposes of proposed development shall comply. These details will be finalised with the PCA for the Construction Certificate (CC) to be issued		2			
C1.11	Performance of external walls in fire	No pre-cast or tilt up panels used				4	
C1.12	* * * * *	This clause has deliberately been left blank.					5
C1.13	Fire-protected timber: Concession	Comply where required with this clause.					5
C1.14	Ancillary elements	Comply where required with this clause.					5
Part C2	Compartmentation and separation	Note only					5
C2.0	Deemed-to-Satisfy Provisions	Note only Part C2 - Compartmentation and separation					5
C2.1	Application of Part	Not Applicable <i>Note: Building is Class 2.</i>				4	
C2.2	General floor area and volume limitations	Not Applicable <i>Note: Building is Class 2.</i>				4	
C2.3	Large isolated buildings	Not Applicable <i>Note: Building is Class 2.</i>				4	
C2.4	Requirements for open spaces and vehicular access	Not Applicable <i>Note: Building is Class 2.</i>				4	
C2.5	Class 9a and 9c buildings	Not Applicable <i>Note: Building is Class 2.</i>				4	
C2.6	Vertical separation of openings in external walls	Not Applicable <i>Note: Building is Class 2. Type C Construction. This clause relate to Type A Construction only</i>				4	
C2.7	Separation by fire walls	Not Applicable <i>Note: Building is Class 2. Type C Construction. This clause relate to Type A Construction only</i>				4	

National Construction Code (NCC), Volume One Building Code of Australia (BCA) 2019 Amendment 1			1	2	3	4	5
BCA Part / Clause	BCA Title Summary	Assessment Comments	Complies	Compliance Achievable	Does Not Comply	Not Applicable	Note
C2.8	Separation of classifications in the same storey	Not Applicable <i>Note: Building is Class 2. Type C Construction. This clause relate to Type A Construction only</i>				4	
C2.9	Separation of classifications in different storeys	Ground floor has existing brick wall separating Unit 1 (Garage / Store Area) to Unit 2 (Residence). See clause C2.9 (b) (ii) Have a FRL of at least 30/30/30 <i>Note: Details will be required prior to the issue of the Construction Certificate.</i>		2			
C2.10	Separation of lift shafts	Not Applicable				4	
C2.11	Stairways and lifts in one shaft	Not Applicable				4	
C2.12	Separation of equipment	Not Applicable				4	
C2.13	Electricity supply system	Not Applicable <i>Note: Details for separating metering only required prior to the issue of the Construction Certificate.</i>				4	
C2.14	Public corridors in Class 2 and 3 buildings	Not Applicable No public corridors in proposed development.				4	
C3.0	Deemed-to-Satisfy Provisions	Note only Part C3 – Protection of openings					5
C3.1	Application of Part	Note only <i>Note: Details of any services penetrations required prior to the issue of the Construction Certificate.</i>					5
C3.2	Protection of openings in external walls	The existing building is within 3m of a fire-source feature on both side boundaries. Openings within the external walls need to be protected in accordance with C3.4 and if wall-wetting sprinklers are used. This maybe undertaken with compliance with a Fire Engineered performance solution. <i>Note: Details will be required prior to the issue of the Construction Certificate.</i>		2			
C3.3	Separation of external walls and associated openings in different fire compartments	Not Applicable, based upon the proposed development.				4	

National Construction Code (NCC), Volume One Building Code of Australia (BCA) 2019 Amendment 1			1	2	3	4	5
BCA Part / Clause	BCA Title Summary	Assessment Comments	Complies	Compliance Achievable	Does Not Comply	Not Applicable	Note
C3.4	Acceptable methods of protection	<i>Note: Details will be required prior to the issue of the Construction Certificate.</i>		2			
C3.5	Doorways in fire walls	Existing door opening on proposed development documentation on ground floor need to comply with this Clause. The proposed new door must comply with Specification C1.1		2			
C3.6	Sliding fire doors	Not Applicable No sliding fire doors.				4	
C3.7	Protection of doorways in horizontal exits	Not Applicable				4	
C3.8	Openings in fire-isolated exits	Not Applicable				4	
C3.9	Service penetrations in fire-isolated exits	Not Applicable				4	
C3.10	Openings in fire-isolated lift shafts	Not Applicable No lifts in proposed development				4	
C3.11	Bounding construction: Class 2 and 3 buildings and Class 4 parts	Existing door opening on proposed development documentation on ground floor need to comply with this Clause. The proposed new door must comply with Specification C1.1		2			
C3.12	Openings in floors and ceilings for services	Existing floor and ceiling on proposed development documentation need to comply with this Clause. The proposed new door must comply with Specification C1.1		2			
C3.13	Openings in shafts	Not Applicable No shafts in proposed development				4	
C3.14	*****	This clause has deliberately been left blank.					5
C3.15	Openings for service installations	<i>Note: Details will be required prior to the issue of the Construction Certificate.</i>					5
C3.16	Construction joints	<i>Note: Details will be required prior to the issue of the Construction Certificate.</i>					5
C3.17	Columns protected with lightweight construction to achieve an FRL	<i>Note: Details will be required prior to the issue of the Construction Certificate.</i>					5
Specification C1.1 – Fire resistance construction							
Clause 5 Table 5 Table 5.2	Type C Fire-Resisting Construction	Refer to NCC Table 5 Type C construction: FRL of building elements with Spec C1.1 Refer to Table 5.2 Carports External Walls less than 1.5m from a fire-source to be 90/90/90. Common Walls and Fire Walls 90/90/90		2			

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BCA Part / Clause	BCA Title Summary	Assessment Comments	Complies	Compliance Achievable	Does Not Comply	Not Applicable	Note
		Roofs -/-/- <i>Note: Details will be required prior to the issue of the Construction Certificate.</i>					
Section D – Access and egress							
D1.0	D1.0 Deemed-to-Satisfy Provisions						5
D1.1	Application of Part						5
D1.2	Number of exits required	2 Exits provided for each SOU					5
D1.3	When fire-isolated stairways and ramps are required	Not Applicable				4	
D1.4	Exit travel distances	Proposed development can comply. Fire Engineer performance solution may be required. <i>Note: Details will be required prior to the issue of the Construction Certificate.</i>		2			
D1.5	Distance between alternative exits	Proposed development can comply. Fire Engineer performance solution may be required. <i>Note: Details will be required prior to the issue of the Construction Certificate.</i>		2			
D1.6	Dimensions of exits and paths of travel to exits	Proposed development can comply. Fire Engineer performance solution may be required. <i>Note: Details will be required prior to the issue of the Construction Certificate.</i>		2			
D1.7	Travel via fire-isolated exits	Not Applicable				4	
D1.8	External stairways or ramps in lieu of fire-isolated exits	Proposed development can comply. Fire Engineer performance solution may be required. <i>Note: Details will be required prior to the issue of the Construction Certificate.</i>		2			
D1.9	Travel by non-fire-isolated stairways or ramps	Proposed development can comply. Fire Engineer performance solution may be required. <i>Note: Details will be required prior to the issue of the Construction Certificate.</i>		2			
D1.10	Discharge from exits	Proposed development can comply. Fire Engineer performance solution may be required. <i>Note: Details will be required prior to the issue of the Construction Certificate.</i>		2			
D1.11	Horizontal exits	Proposed development can comply. Fire Engineer performance solution may be required.		2			

National Construction Code (NCC), Volume One Building Code of Australia (BCA) 2019 Amendment 1			1	2	3	4	5
BCA Part / Clause	BCA Title Summary	Assessment Comments	Complies	Compliance Achievable	Does Not Comply	Not Applicable	Note
		<i>Note: Details will be required prior to the issue of the Construction Certificate.</i>					
D1.12	Non-required stairways, ramps or escalators	Not Applicable				4	
D1.13	Number of persons accommodated	In accordance with proposed development documents.		2			
D1.14	Measurement of distances	Proposed development can comply. Fire Engineer performance solution may be required. <i>Note: Details will be required prior to the issue of the Construction Certificate.</i>		2			
D1.15	Method of measurement	Proposed development can comply. Fire Engineer performance solution may be required. <i>Note: Details will be required prior to the issue of the Construction Certificate.</i>		2			
D1.16	Plant rooms, lift machine rooms and electricity network substations: concession	Not Applicable				4	
D1.17	Access to lift pits	Not Applicable				4	
D1.18	Egress from early childhood centres	Not Applicable				4	
Part D2	Construction of exits						5
D2.0	Deemed-to-Satisfy Provisions	Note only					5
D2.1	Application of Part	Note only					5
D2.2	Fire-isolated stairways and ramps	Not Applicable				4	
D2.3	Non-fire-isolated stairways and ramps	Not Applicable <i>Note: Not more than 2 storey</i>				4	
D2.4	Separation of rising and descending stair flights	Not Applicable				4	
D2.5	Open access ramps and balconies	Not Applicable				4	
D2.6	Smoke lobbies	Not Applicable				4	
D2.7	Installations in exits and paths of travel	Not Applicable				4	
D2.8	Enclosure of space under stairs and ramps	Not Applicable				4	

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BCA Part / Clause	BCA Title Summary	Assessment Comments	Complies	Compliance Achievable	Does Not Comply	Not Applicable	Note
D2.9	Width of required stairways and ramps	Existing conditions appears to comply. Needs to be checked. <i>Note: Details will be required prior to the issue of the Construction Certificate.</i>		2			
D2.10	Pedestrian ramps	Not Applicable				4	
D2.11	Fire-isolated passageways	Not Applicable				4	
D2.12	Roof as open space	Not Applicable				4	
D2.13	Goings and risers	Existing conditions appears to comply. Needs to be checked. <i>Note: Details will be required prior to the issue of the Construction Certificate.</i>		2			
D2.14	Landings	Existing conditions appears to comply. Needs to be checked. <i>Note: Details will be required prior to the issue of the Construction Certificate.</i>		2			
D2.15	Thresholds	Existing conditions appears to comply. Needs to be checked. <i>Note: Details will be required prior to the issue of the Construction Certificate.</i>		2			
D2.16	Barriers to prevent falls	Existing conditions appears to comply. Needs to be checked. <i>Note: Details will be required prior to the issue of the Construction Certificate.</i>		2			
D2.17	Handrails	Existing conditions appears to comply. Needs to be checked. <i>Note: Details will be required prior to the issue of the Construction Certificate.</i>		2			
D2.18	Fixed platforms, walkways, stairways and ladders	Not Applicable				4	
D2.19	Doorways and doors	Not Applicable				4	
D2.20	Swinging doors	Existing conditions appears to comply. Needs to be checked. <i>Note: Details will be required prior to the issue of the Construction Certificate.</i>		2			
D2.21	Operation of latch	Existing conditions appears to comply. Needs to be checked.		2			

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BCA Part / Clause	BCA Title Summary	Assessment Comments	Complies	Compliance Achievable	Does Not Comply	Not Applicable	Note
		<i>Note: Details will be required prior to the issue of the Construction Certificate</i>					
D2.22	Re-entry from fire-isolated exits	Not Applicable				4	
D2.23	Signs on doors	Not Applicable				4	
D2.24	Protection of openable windows	Existing conditions appears to comply. Needs to be checked. <i>Note: Details will be required prior to the issue of the Construction Certificate</i>		2			
D2.25	Timber stairways: Concession	Existing conditions appears to comply. Needs to be checked. <i>Note: Details will be required prior to the issue of the Construction Certificate</i>		2			
Part D3	Access for people with a disability						5
D3.0	Deemed-to-Satisfy Provisions	Note Only					5
D3.1	General building access requirements	Performance Solution shall be required by an Accessible Consultant. <i>Note: Details will be required prior to the issue of the Construction Certificate</i>		2			
D3.2	Access to buildings	Performance Solution shall be required by an Accessible Consultant. <i>Note: Details will be required prior to the issue of the Construction Certificate</i>		2			
D3.3	Parts of buildings to be accessible	Performance Solution shall be required by an Accessible Consultant. <i>Note: Details will be required prior to the issue of the Construction Certificate</i>		2			
D3.4	Exemptions	Performance Solution shall be required by an Accessible Consultant. <i>Note: Details will be required prior to the issue of the Construction Certificate</i>		2			
D3.5	Accessible carparking	Performance Solution shall be required by an Accessible Consultant. <i>Note: Details will be required prior to the issue of the Construction Certificate</i>		2			
D3.6	Signage	Not Applicable				4	
D3.7	Hearing augmentation	Not Applicable				4	

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BCA Part / Clause	BCA Title Summary	Assessment Comments	Complies	Compliance Achievable	Does Not Comply	Not Applicable	Note
D3.8	Tactile indicators	Performance Solution shall be required by an Accessible Consultant. <i>Note: Details will be required prior to the issue of the Construction Certificate</i>		2			
D3.9	Wheelchair seating spaces in Class 9b assembly buildings	Not Applicable				4	
D3.10	Swimming pools	Not Applicable				4	
D3.11	Ramps	Performance Solution shall be required by an Accessible Consultant. <i>Note: Details will be required prior to the issue of the Construction Certificate</i>		2			
D3.12	Glazing on an accessway	Not Applicable				4	
Section E – Services and equipment							
Part E1	Fire fighting equipment						5
E1.0	Deemed-to-Satisfy Provisions	Note Only					5
E1.1	*****	This clause has deliberately been left blank.					5
E1.2	*****	This clause has deliberately been left blank.					5
E1.3	Fire hydrants	Consideration maybe required for fire hydrants system is required and should comply with AS 2419.1. <i>Note: Details will be required prior to the issue of the Construction Certificate</i>		2			
E1.4	Fire Hose Reels	E1.4 does not apply to— (i) a Class 2, 3 or 5 building or Class 4 part of a building; Not Applicable as Class 2				4	
E1.5	Sprinklers	Not Applicable as no more than 2 storey building				4	
E1.6	Portable fire extinguishers	Must be provided for each SOU. <i>Note: Details will be required prior to the issue of the Construction Certificate Nil shown on plans.</i>		2			
E1.7	*****	This clause has deliberately been left blank.					5
E1.8	Fire control centres	Not Applicable				4	
E1.9	Fire precautions during construction	Note for during construction.					5
E1.10	Provision for special hazards	Not Applicable				4	
Spec E1.5 Cl. 4	Fire sprinkler systems	Any openings, including those for service penetrations, in construction separating sprinklered and non-sprinklered parts of a building, including		2			

National Construction Code (NCC), Volume One Building Code of Australia (BCA) 2019 Amendment 1			1	2	3	4	5
BCA Part / Clause	BCA Title Summary	Assessment Comments	Complies	Compliance Achievable	Does Not Comply	Not Applicable	Note
		the construction separating the areas nominated for omitted protection in AS 2118.1, must be protected in accordance with the Deemed-to-Satisfy Provisions of Part C3. May require Fire Engineered solution. <i>Note: Details will be required prior to the issue of the Construction Certificate</i>					
Part E2	Smoke hazard management	May require Fire Engineered solution. <i>Note: Details will be required prior to the issue of the Construction Certificate</i>					5
Spec E2.2a	Smoke detection and alarm systems	Must comply as per Spec E2.2a. Smoke alarm and smoke detection required for each SOU powered by consumer mains source complying with AS 3786 and in accordance with AS 1670.1		2			
Spec E2.2b	Smoke exhaust systems	Not applicable				4	
Spec E2.2c	Smoke-and-heat vents	Not applicable				4	
Spec E2.2d	Residential fire safety systems	Not applicable – for Class 3 only				4	
Part E3	Lift installations	Not applicable				4	
Part E4	Visibility in an emergency, exit signs and warning systems	Not applicable to Class 2 SOU				4	
Section F – Health and amenity							
Part F1	Damp and weatherproofing	Existing structure.					5
Part F2	Sanitary and other facilities	Existing structure.					5
Part F3	Room heights	Existing structure. <i>Note: Refer to F3.1(a) for more information.</i>					5
Part F4	Light and ventilation	Existing structure.					5
Part F5	Sound transmission and insulation	Acoustic Engineer to review and provide details. Building can comply. <i>Note: Details will be required prior to the issue of the Construction Certificate</i> <i>Note: Refer to F5.4 and F5.5 / Spec F5.2</i>		2			

National Construction Code (NCC), Volume One Building Code of Australia (BCA) 2019 Amendment 1			1	2	3	4	5
BCA Part / Clause	BCA Title Summary	Assessment Comments	Complies	Compliance Achievable	Does Not Comply	Not Applicable	Note
Part F6	Condensation management	Existing structure					5
Section G – Ancillary provisions							
Part G1 to Part G6		Not Applicable				4	
Section H – Special use buildings							
Part H1 to Part H3		Not Applicable				4	
Section J – Energy efficiency							
Part J0 to Part J8		Provide a design certificate and report from an energy efficiency consultant confirming compliance with appropriate Parts, prior to the issue of the Construction Certificate.					5

4. CONCLUSION

This document has been prepared based upon the development application for an **Existing Dwelling (Building Classification 1) to incorporate a Secondary Dwelling (Building Classification 2)** as shown in the drawing set of Project No 2171 to Northern Beaches Council at 52 Bungan Head Road, Newport NSW 2106 (Lot 2, DP 379781), against Deemed-to-satisfy provisions of the National Construction Code (NCC), Volume One Building Code of Australia (BCA) 2019 Amendment 1.

Subject to the contents within this document, the proposed development can readily comply with the requirements of the BCA and Council's requirements DCP & LEP.

The document also highlights where Performance Solutions could be utilised or considered to resolve the deemed-to-satisfy or potential non-compliances to prevent the issuing of Construction Certificate by the appointed PCA by the Owner.