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BCA COMPLIANCE ASSESSEMENT REPORT

10 Kookaburra Close, Bayview NSW
**Alterations and additions to Existing Residential
Building**

Report Number	A24_333_BCA	
Revision Number	Stage	Date of Issue
01	01 – Issue for DA (draft)	04.11.2024
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1.0 Introduction & Report Basis

Absolute BCA & Accessibility has been engaged by George Casha to prepare this BCA compliance assessment report for the proposed alterations and additions to existing residential building 10 Kookaburra Close, Bayview 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	EOIN Architects	Issue L 02.09.2024

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

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)	<input checked="" type="checkbox"/>
	3 (residential – short term)	<input type="checkbox"/>
	4 (single dwelling in an otherwise non-residential building)	<input type="checkbox"/>
	5 (commercial – office)	<input type="checkbox"/>
	6 (retail)	<input type="checkbox"/>
	7a (carparking)	<input type="checkbox"/>
	7b (storage)	<input type="checkbox"/>
	8 (factory/industrial)	<input type="checkbox"/>
	9a (hospital/health care)	<input type="checkbox"/>
	9b (assembly/public building)	<input type="checkbox"/>
	9c (aged care)	<input type="checkbox"/>
	C2D3 Rise in Stories	3
C2D2 Construction Type	Type A (most fire resisting)	<input checked="" type="checkbox"/>
	Type B	<input type="checkbox"/>
	Type C (least fire resistant)	<input 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"/>

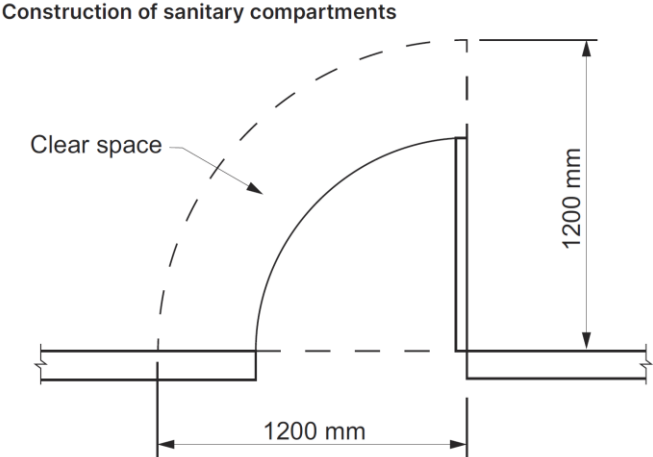
3.0 BCA Compliance Assessment (& Minor Recommendations)

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 re-proposed/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 following elements will be required to achieve an FRL:</p> <ul style="list-style-type: none"> • External walls/columns (depending on distance to fire source features) • Floor slabs between storeys (of different sole occupancy units)
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. • 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 plans indicated general compliance can be achieved – with full details being required at CC stage.</p> <p>Attention to be paid to the new enclosed dining area of the upper dwelling. Vertical separation is required to be achieved by providing a fire rated floor to the dining area – such that the floor extends outward from the lower opening not less than 2.2m (and 450mm horizontally). Any element (including columns/posts) which provide support for the floor must also achieve a FRL.</p>
e)	<p><i>Protection of Openings in External Walls (C4D3)</i></p> <p>Openings in external walls which are less than 3m from the side or rear allotment boundary will need to be protected in accordance with BCA C4D5 (e.g. fire shutters, fire rated glass blocks, fixed glazing with external drenchers)</p>
Section D – Access & Egress	
f)	<p><i>Goings and Risers (D3D14)</i></p> <p>Stair details to be provided on CC plans.</p>
g)	<p><i>Balustrades (D3D17-D3D21)</i></p> <p>Balustrade details to be provided on CC plans.</p>
h)	<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.</p>
Section E – Services and Equipment	
i)	<p>The following services and equipment are required to be installed.</p> <ol style="list-style-type: none"> i. E1D14 – Portable fire extinguishers (AS2444)

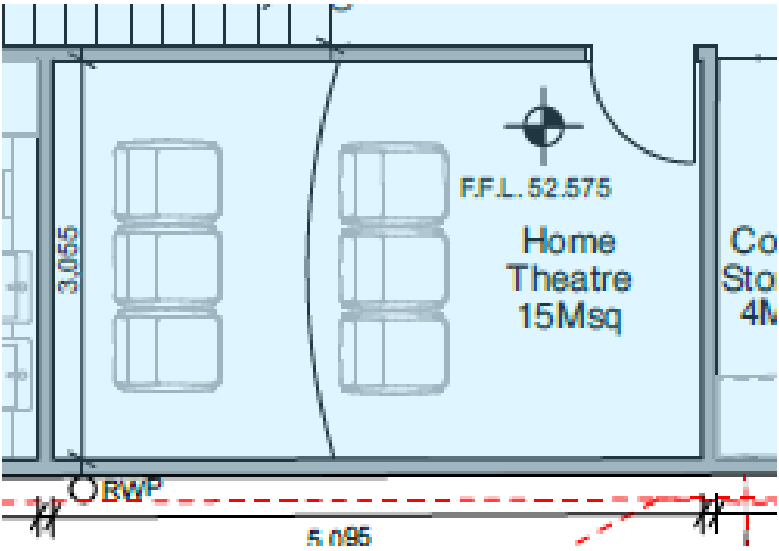
	ii. Smoke detection and alarm system (BCA E2D8 & AS3786)
Section F – Health and Amenity	
j)	<p>Surface Water, rising damp & external waterproofing (Part F1)</p> <ul style="list-style-type: none"> Stormwater design details and certification to be provided by hydraulic consultation. Details for external waterproofing to be provided by architecture/civil engineer as relevant (CC stage).
k)	<p>Wet Areas (Part F2)</p> <p>Details for waterproofing to be provided by architect as required (CC stage).</p>
l)	<p>Roof & Wall Cladding (Part F3)</p> <p>Details for roof and wall cladding to be provided by architect (CC stage).</p>
m)	<p>Sanitary facilities (Part F4)</p> <p>Facilities must be provided as per F4D2 (design shows general compliance)</p> <p>Note under F4D8 0 where a 1.2m clear space is not provided to inwards swinging WC doors, lift off hinges will need to be provided.</p> <div style="text-align: center;"> <p>Construction of sanitary compartments</p>  <p>The diagram illustrates the required clear space for sanitary compartments. It shows a cross-section of a wall and floor. A dashed line indicates a curved path representing the swing of a door. The clear space is defined as the area between the door's swing and the wall. The dimensions are specified as 1200 mm for the clear space width and 1200 mm for the height of the clear space above the floor level.</p> </div>
n)	<p>Room Heights (Part F5)</p> <p>Room heights to be detailed on CC plans (generally 2.4m required for habitable areas and 2.1m for non-habitable areas)</p>

o)	<p><i>Light & Ventilation (Part F6)</i></p> <ul style="list-style-type: none"> • Architect to confirm that all habitable rooms are provided with windows providing an aggregate light transmitting area of 10% of the floor area of the room (CC stage). • 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
p)	<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

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)	F6D2	<p>Natural Light</p> <p>The home theatre of the upper dwelling is not proposed to be provided with natural light.</p> <p><i>A performance solution is proposed to address this issue at CC stage.</i></p> 

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

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MAAC