



Date: 24 September 2023
Our Ref: P230146

Ms Anne Astin
8 Taylor St,
North Curl Curl NSW 2099

Dear Anne,

**RE: 8 Taylor St, North Curl Curl
BCA COMPLIANCE ASSESSMENT**

Please find enclosed our BCA Compliance Report prepared in respect of the unauthorized works to the ancillary storage rooms within the above listed property.

In reviewing the content of this Report, particular attention is drawn to the content of Part 3 as Part 3 details the compliance status of the proposed design in terms of each prescriptive provision of the BCA.

The inclusion of this summary enables an immediate understanding of the compliance status of the proposed design to be obtained.

Should you require any further information, please do not hesitate to contact me on the number provided.

Yours faithfully

A handwritten signature in black ink, appearing to read 'Kieran Tobin', followed by a horizontal line.

Kieran Tobin
Director

BCA COMPLIANCE ASSESSMENT

PREPARED FOR

Ms Anne Astin

REGARDING

8 Taylor St, North Curl Curl

Prepared By



REPORT REGISTER

The following report register documents the development and issue of this report and project as undertaken by this office, in accordance with the *Quality Assurance* policy of BCA Vision Pty Ltd.

Our Reference	Issue No.	Remarks	Issue Date
P230146	1	BCA COMPLIANCE ASSESSMENT	24 September 2023

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1.0 INTRODUCTION

1.1 GENERAL

This “BCA Compliance Assessment” report has been prepared at the request of Ms Anne Astin and relates to 8 Taylor St, North Curl Curl.

BCA Vision have been engaged to prepare a Building Code Assessment Report to accompany a Building Information Certificate (BIC) for obtaining retrospective approval for the unauthorised works to the ancillary storage areas at the above listed address.

This report seeks to identify the level of compliance achieved within these works (only) when measured against the Building Code of Australia, Volume 2 2022.

1.2 REPORT BASIS

The content of this report reflects –

- (a) The principles and provisions of BCA 2022, Volume 2;
- (b) A Site Inspection of the premises on Thursday 31/08/23
- (c) Architectural Plans (Sheets 3 -5) prepared by Corona Projects and dated September 2023

1.2 EXCLUSIONS

It is conveyed that this report should not be construed to infer that an assessment for compliance with the following has been undertaken –

- (a) Structural and services design documentation;
- (b) General building services (i.e. passenger lifts);
- (c) The individual requirements of service providers (i.e. Telstra, Water Supply, Energy Australia);
- (d) The individual requirements of the Workcover Authority;
- (e) Elements of the dwelling not specifically identified as unauthorised works

1.3 REPORT PURPOSE

The purpose of this report is to identify the extent to which the architectural design documentation complies with the relevant prescriptive provisions of the BCA 2022. The status of the design is summarised within Part 3 of this report.

2.0 BUILDING DESCRIPTION

2.1 GENERAL

In the context of the Building Code of Australia (BCA) 2022, the subject development is described within items 2.2 – 2.6 below.

2.2 RISE IN STOREYS (CLAUSE C1.2)

The Dwelling has a rise in storeys of two (2)

2.3 BUILDING CLASSIFICATION (CLAUSE A3.2)

The buildings incorporate the following classifications: -

Class 10A	Class 10 includes the following sub-classifications: Class 10a is a non-habitable building including a private garage, carport, shed or the like.
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2.4 BUSHFIRE PRONE LAND

An RFS Search indicates that the property is NOT considered to be Bushfire Prone Land and will require a Bushfire Assessment Report.

2.5 ENERGY EFFICIENCY

BASIX is not applicable to this class 10a structure

3.0 COMPLIANCE PATHWAY

3.3. COMPLIANCE PATHWAYS WITHIN THE BCA

Compliance with the NCC is achieved by complying with—

(1) the Governing Requirements of the NCC; and

(2) the *Performance Requirements*.

A2.1 Compliance with the Performance Requirements

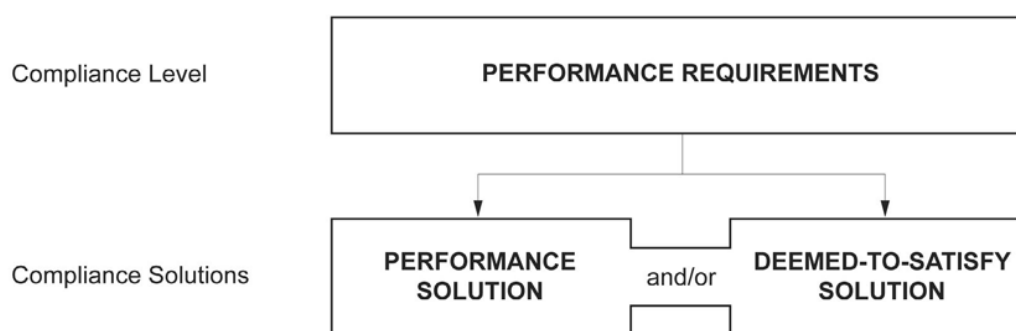
Performance Requirements are satisfied by one of the following, as shown in Figure 1:

(1) A *Performance Solution*.

(2) A *Deemed-to-Satisfy Solution*.

(3) A combination of (1) and (2).

Figure 1: NCC compliance option structure



ASSESSMENT – SUMMARY

3.1 PART H1 - STRUCTURE

Clause	Requirement	Complies	Detail Req'd	Not Applicable
H1D1	Deemed to Satisfy Provisions	✓		
H1D2	Structural Provisions	✓		
H1D3	Site Preparation	✓		
H1D4	Footings and Slabs	✓		
H1D5	Masonry	✓		
H1D6	Framing	✓		
H1D7	Roof and Wall Cladding	✓		
H1D8	Glazing	✓		
H1D9	Earthquake Areas			✓
H1D10	Flood Areas			✓
H1D11	Attachment of framed decks and balconies to external walls of buildings using a waling plate			✓
H1D12	Piled Footings			✓

3.2 PART H2 – DAMP AND WEATHERPROOFING

Clause	Requirement	Complies	Detail Req'd	Not Applicable
H2D1	Deemed to Satisfy Provisions	✓		
H2D2	Drainage	✓		
H2D3	Footings and slabs			✓
H2D4	Masonry	✓		
H2D5	Subfloor Ventilation	✓		
H2D6	Roof and Wall Cladding			✓
H2D7	Glazing	✓		
H2D8	External Waterproofing			✓

3.3 PART H3 – FIRE SAFETY

Clause	Requirement	Complies	Detail Req'd	Not Applicable
H3D1	Deemed to Satisfy Provisions			✓
H3D2	Fire Hazard Properties and Non Combustible Building elements			✓
H3D3	Fire Separation of External Walls	✓		
H3D4	Fire Protection of Separating Walls and Floors			✓
H3D5	Fire Separation of garage top dwellings			✓

H3D6	Smoke Alarms and Evacuation Lighting			✓
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3.4 PART H4 – HEALTH AND AMENITY

Clause	Requirement	Complies	Detail Req'd	Not Applicable
H4D1	Deemed to Satisfy Provisions			✓
H4D2	Wet Areas			✓
H4D3	Materials and Installation of Wet Area Components and Systems			✓
H4D4	Room Heights	✓		
H4D5	Facilities			✓
H4D6	Light			✓
H4D7	Ventilation			✓
H4D8	Sound Insulations			✓
H4D9	Condensation Management			✓

3.5 PART H5 – SAFE MOVEMENT AND ACCESS

Clause	Requirement	Complies	Detail Req'd	Not Applicable
H5D1	Deemed to Satisfy Provisions			✓
H5D2	Stairway and Ramp Construction	✓		
H5D3	Barriers and Handrails			✓

4.0 BCA ASSESSMENT – STATEMENT

4.1 SUMMARY

We have reviewed the referenced plans and in our opinion the subject non habitable ancillary storage areas comply with the Building Code of Australia 2022 Volume 2.

Author
KIERAN TOBIN



REGISTERED CERTIFIER NO 0409 24 September 2023