



DESIGN CONFIDENCE

BCA Classification Report

Sunnyfield - Lighthouse

Group Home
50 Starkey
Forestville NSW 2087

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Revision History:

OUR REFERENCE	REMARKS	ISSUE DATE
P220_032-1 (Lighthouse) LB	Report issued in DRAFT for review and comment	11 August 2020
P220_032-2 (Lighthouse) LB	Report issued as FINAL	23 September 2020

EXECUTIVE SUMMARY

This BCA Classification report has been prepared by Design Confidence at the request of Sunnyfield.

The report is based off a single site inspection of the building undertaken on the 30th July 2020, this included discussions with the house manager and determines the most appropriate classification under BCA 2019 Amendment 1 would be of a Class 1b group home.

A detailed assessment/ audit of the building did not occur when onsite, and the intent of the inspection was solely to assess the buildings classification.

1.0 INTRODUCTION

1.1 General

This BCA Design Assessment report has been prepared at the request of Sunnyfield and relates to the existing group home located at 50 Starkey Street Forestville.



Figure 1 Lighthouse building

1.2 Purpose of Report

The purpose of this report is to identify the Classification of the building with the relevant prescriptive provisions of the Building Code of Australia (BCA) Volume 1, edition 2019 Amendment 1.

This report is based upon, and limited to, the information depicted in the documentation provided for assessment, and does not make any assumptions regarding 'design intention' or the like.

1.3 Documentation Provided for Assessment

This assessment is based upon a site inspection undertaken on the 30th July 2020, including discussions with the house manager and access report listed within Appendix 1.

1.4 Report Exclusions

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

- (i) Occupational Health & Safety Act and Regulations;
- (ii) WorkCover Authority requirements;
- (iii) Structural and Services Design Documentation;
- (iv) BASIX Requirements;

- (v) The individual requirements of service authorities (i.e. Telecommunication Carriers, Sydney Water, Energy Australia);
- (vi) The Disability Discrimination Act (DDA) 1992;
- (vii) The relevant accessibility provisions of the BCA 2019, as are principally contained in Part D3, E3.6, F2.4 & F2.9 of the code;
- (viii) The relevant energy efficiency provisions of the BCA 2019, as are principally contained within Section J of the code;
- (ix) The Disability (Access to Premises – Buildings) Standards 2010; and
- (x) An assessment of the existing buildings or building parts on the same allotment that are outside the scope of works.

2.0 DEVELOPMENT DESCRIPTION

2.1 General

In accordance with the Building Code of Australia, the assessment undertaken relates to the existing group home located at 50 Starkey Street Forestville.

For the purpose of the Building Code of Australia (BCA) the subject building may be described as contained below.

2.2 Building Description

Table 2 – Building Characteristics

DESCRIPTION OR REQUIREMENT		
Building Classification	Group Home	1b
	Garage	10a
Rise in Storeys	Group Home	N/A
Construction Type	Main building	N/A
Effective Height	Main building	N/A
Floor Area	Main building	<300m ²
Volume	N/A	

2.3 BCA Interpretation Notes

To provide the reader with additional context, the following information regarding the assessment used in this assessment is provided below –

- (i) For the purposes of this assessment, the group home has not been defined as a residential care building as defined within BCA 2019 Amendment 1.

3.0 BCA DETAILED ASSESSMENT

4.1 General

A site inspection was undertaken on the 30th July 2020. This site inspection revealed the group home known as Lighthouse was a 6 bedroom dwelling plus office providing housing for five clients with varying levels of disabilities, however based off the level of care are considered high functioning.

After discussions with the house manager, it was apparent 24-hour care was not provided, with main care being provided between the hours of 2pm till 10am. Clients were considered high functioning and required little to no assistance in event of an evacuation.

BCA 2019 Amendment 1 has specifically defined a *residential care building* in which if 10% or more of the persons who reside there need physical assistance in conducting their daily activities and to evacuate the building during an emergency.

Based on the above we do not believe the current use of the premises would fall within this definition and therefore the dwelling would achieve a Class 1b classification.

5.0 CONCLUSION

Based upon our detailed review of the existing building and use, it is the opinion of this office that the subject development achieves a Class 1b classification under BCA 2019 Amendment 1.

Report By



Lindsay Beard
Associate | Building Regulations
For Design Confidence (Sydney) Pty Ltd

Verified By



Luke Sheehy
Principal
For Design Confidence (Sydney) Pty Ltd

APPENDIX A1 –DOCUMENTATION

The BCA Design Assessment report was based upon the architectural documentation prepared by Sydney Access Consultants, namely –

DRAWING NUMBER	DESCRIPTION	ISSUE	DATE
-	Class 1(b) Group Home for people with Cognitive Disabilities Access Audit Report	Draft	30.03.2020

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