

*SGBC Building Consultants*

## **BCA COMPLIANCE REPORT**

**Property:** – 26 Hampton Street, Croydon Park

**Building Description:** Change of use of a detached garage to a Secondary dwelling

**Report No:** SC33

**Date:** 19 April 2022

**Rev.** A

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### Disclaimer

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## 1.0 INTRODUCTION

The following BCA report has been prepared at the request of the applicant for the purpose of assessing the secondary Dwelling on the existing allotment on the site located at [26 Hampton Street Croydon Park](#).

The purpose of this report is to assess the building for compliance with:

The prescriptive Deemed to Satisfy (DTS) Provisions of the Building Code of Australia (BCA) Volume Two Edition 2019.

The outcomes of this compliance assessment conclude that the design may be capable of achieving compliance subject to the implementation of the requirements detailed in this report, in accordance with the BCA and applicable codes and standards.

## 1.1 BASIS OF REPORT

The purpose of this report is to assess the exiting constructed building for compliance with the applicable requirements of building regulations.

Where non-compliances have been identified in the assessment, suitable recommendations are provided to achieve compliance with the BCA and applicable legislation.

The current Building Code of Australia (BCA) will be used as a guide when assessing the building, however it must be noted that the main building was originally constructed under superseded building requirements and legislation. It is unreasonable and impractical to expect the existing building to fully comply with the current prescriptive requirements of the BCA.

This report is based on the following:

1. The requirements of the Building Code of Australia 2019, including the NSW Variations (as a guide).
2. The Guide to the Building Code of Australia.
3. A visual site inspection
3. Architectural plans prepared by dvyne design, Job No.21239-00, Dwg no's A01 to A03 Revision A dated December 2021.

## 1.2 LIMITATIONS OF THE REPORT

-This report does not assess the following:

- Compliance with structural provisions of the proposed building design;
- Reporting on hazardous materials, WHS matters or site contamination
- Assessment of any structural elements or geotechnical matters relating to the building, including any structural or other assessment of the existing fire resistant levels of the building
- Consideration of any fire services operations (including hydraulic, electrical or other systems)
- Assessment of plumbing and drainage installations
- Assessment of mechanical plant operations, electrical systems or security systems
- Heritage significance
- Compliance with Disability Discrimination Act (DDA) other than minimum requirements under the Disability (Access to Premises — Buildings) Standards 2010.
- Compliance with the conditions of the approved Development Consent;
- Consideration of energy or water authority requirements
- Consideration of Council's local planning policies
- Environmental or planning issues
- Requirements of statutory authorities
- Pest inspection or assessment building damage caused by pests (general/visual pest invasion or damage will be reported, however invasive or intrusive inspections have not been carried out)
- Provision of any construction approvals or certification under Part 4A or Part 5 of the Environmental Planning & Assessment Act 1979.

This report does not and cannot make comment upon: the assessment or the proximity of the property to flight paths, railways, or busy traffic; noise levels; health and safety issues; heritage concerns; security concerns; site drainage.

-Bushfire requirements.

-Swimming Pools Act 1992 and AS 1926 Swimming Pool Safety.

**Note:** The inspection was a 'visual' inspection, limited to those areas and sections of the property fully accessible and visible to the inspector on the date of inspection. The inspection did not include breaking apart, dismantling, removing or moving objects including but not limited to, foliage, mouldings, roof insulation/insulation, appliances or personal possessions. The inspector cannot see inside walls, between floors, inside skillion roofing, behind stored goods in cupboards, other areas that are concealed or obstructed. The inspector did not dig, gouge, force or perform any other invasive procedures. Visible timbers cannot be destructively probed or hit without the written permission of the property owner.

This report does not and cannot make comment upon: defects that may have been concealed, the assessment or detection of defects(including rising damp and leaks) which may be subject to the prevailing weather conditions, the presence or absence of timber pests, gas fittings, common property areas, environmental concerns. Accordingly this report is not guarantee that defects and/or damage does not exist in any inaccessible or partly inaccessible areas or sections of the property.

## 2.0 B C A ASSESSMENT DESCRIPTION

The following table below details the compliance assessment requirements in terms of each prescriptive provision of the Building Code of Australia 2019 (Volume 2).

For those instances of “Deemed To Satisfy (DTS) non-compliance”, a detailed analysis and commentary is provided.

Assessment data regarding the current Building Code of Australia.

Building ID	RIS	Classification	Construction Type	Effective Height
Secondary Dwelling	1	1a	n/a	n/a

### 3.0 BCA ASSESSMENT SUMMARY

BCA Clause	Description	Status	Comments
<b>PART 3.1</b>	<b>SITE PREPARATION</b>		
3.1.1.1	Earthworks	n/a	
3.1..3	Drainage	Capable of Complying	<p>Surface around the perimeter to be minimum 50mm lower than slab level as per part 3.1.3.3. A Structural Engineer is to verify this.</p> <p>Stormwater drainage achieves a gravity fall to the street.</p>
3.1.3.3	Surface Water Drainage	Complies	<p>The inspection revealed that surface water is diverted away from the building as the external surface is graded to be 50mm over 1m.</p> <p>The finished slab height maintains the adequate freeboard above the external surface.</p>
3.1.4	Termite Risk Management	Capable of Complying	Termite protection shall be installed and certified by a licensed pest controller to be in accordance with AS 3660.1
<b>PART 3.2</b>	<b>FOOTINGS AND SLABS</b>		
3.2	Footings and Slabs	Capable of Complying	<p>A Structural Engineers certificate shall be submitted for the existing footings and slab nominating compliance with AS 2870.</p> <p>Should upgrade works be required the Structural Engineer is to advise the client on the</p>

			upgrade work required.
3.2.2.2	Filling under concrete slabs	n/a	
3.2.2.7	Edge Rebates	n/a	
<b>PART 3.3.1</b>	<b>MASONRY</b>		
3.3.1.0	Masonry	n/a	
3.3.3.0	Masonry Accessories	n/a	
3.3.4.0	Weatherproofing of masonry	n/a	
3.3.5.1	Application	n/a	
3.3.5.2	Height of Wall limitation	n/a	
3.3.5.3	Masonry Units	n/a	
3.3.5.4	Mortar Mixes	n/a	
3.3.5.5	Mortar Joints	n/a	.
3.3.5.6	Cavities	n/a	.
3.3.5.7	Damp-proof courses and flashings- material	n/a	
3.3.5.8	Damp-proof courses and flashings- Installation	n/a	
3.3.5.9	Weepholes	n/a	
3.3.5.10	Wall ties	n/a	
3.3.5.11	Openings in Masonry Veneer	n/a	
3.3.5.12	Lintels	n/a	



3.3.5.13	Vertical articulation joints	n/a	
<b>PART 3.4</b>	<b>FRAMING</b>		
3.4.1	Sub-Floor Ventilation	n/a	
3.4.3	Timber Framing	Complies	Timber framing is in accordance with AS1684.1-2010.
3.4.4	Structural Steel Members	n/a	
<b>PART 3.5</b>	<b>ROOF AND WALL CLADDING</b>		
3.5.1	Sheet roofing	Complies	Roof sheeting is existing.
3.5.2.2	Fixing of roof tiles and ancillaries.	n/a	
3.5.2.3	Flashing	n/a	No roof tiles are installed
3.5.2.4	Sarking	n/a	
3.5.2.5	Anti-ponding device/board	n/a	
3.5.3	Gutters and Downpipes	Complies	Gutters and Downpipes have been installed in accordance with this part.  Downpipes are spaced less than 12 metres apart.
3.5.4	Timber and Composite Wall cladding	Complies	Eaves and soffit linings have been installed in accordance with this part.  Existing wall cladding is satisfactory.
<b>PART 3.6</b>	<b>GLAZING</b>	Capable of Complying	A glazing certificate shall be submitted for any new glazing

			from the manufacturer.
<b>PART 3.7</b>	<b>FIRE SAFETY</b>		
<b>3.7.2.2</b>	External Walls of Class 1 building	Capable of Complying	<p>All external walls stand greater than 900mm from the allotment boundaries except for the southern external wall which is less than 900mm, and must comply with 3.7.2.4 and achieve an FRL of not less than 60/60/60.</p> <p>The detached metal sheds behind the secondary dwelling shall be relocated so that they are not setback less than 900mm from the secondary dwelling.</p>
<b>3.7.2.3</b>	Measurements of distances	Informative	Distance is to be measured from any point of an external wall of a building to an allotment boundary or another building at right angles from the allotment boundary or external wall.
<b>3.7.2.4</b>	Construction of External Walls	Capable of Complying	<p>The southern external wall which stands less than 900mm from the allotment boundary must achieve the following;</p> <p>(a) External walls (including gables) required to be fire-resisting (referred to in 3.7.2.2 or 3.7.2.5) must— (i) commence at the footings or ground slab, except where the external wall commences above a separating wall complying with 3.7.3.2 (see Figure 3.7.2.2b); and</p>

			<p>(ii) extend to— (A) the</p> <p>(a) underside of a non-combustible roof covering, except that a wall may terminate not more than 200 mm from the underside of a non-combustible roof covering, where the area between the external wall and underside of the roof covering is sealed with a non-combustible fascia, gutter or flashing; or (B) the underside of a non-combustible eaves lining (See Figure 3.7.2.3); and (iii) be constructed in accordance with (b). (b) A wall required by (a) must— (i) have an FRL of not less than 60/60/60 when tested from the outside; or (ii) be of masonry-veneer construction in which the external masonry veneer is not less than 90 mm thick; or (iii) be of masonry construction not less than 90 mm thick.</p> <p>Details of compliance are to be demonstrated on the plans.</p>
3.7.2.5	Class 10a buildings	Capable of Complying	The detached metal sheds behind the secondary dwelling shall be relocated so that they are not setback less than 900mm from the secondary dwelling.
3.7.2.6	Open Carports	n/a	

3.7.2.7	Allowable encroachments	Capable of Complying	The southern side eaves shall be setback not less than 450mm from the side allotment boundary.
3.7.2.8	Roof lights	n/a	
3.7.3.2	Separating Walls	n/a	
3.7.4.2	Walls requiring protection	n/a	
3.7.5	Smoke alarms and evacuation lighting	Complies	A smoke alarm certificate is required to be submitted by a licensed electrician confirming compliance with this part.
<b>PART 3.8</b>	<b>HEALTH AND AMENITY</b>		
3.8.1	Wet Areas	Capable of Complying	A certificate from a licensed water proofer is to be supplied certifying that the waterproofing has been installed in accordance with AS 3740-2010.
3.8.2	Room Heights	Complies	All room heights comply and measured at 2.485m.
3.8.3	Facilities	Complies	Clothes washing facilities are provided in the primary dwelling and may be used by the occupants of the secondary dwelling.
3.8.3.3	Construction of Sanitary compartments	Complies	
3.8.4	Light	complies	All windows/glazed panels in all habitable rooms have an aggregate light transmitting area measured of not less than 10% of the floor area of the room.

3.8.5	Ventilation	complies	All windows, doors achieve more than 5% of the floor area of the room required to be ventilated.
3.8.6	Sound Insulation	n/a	
3.8.7	Condensation Management	Complies	<p>(a) A pliable building membrane(wall wrap) was installed <u>in the external wall</u>, and it—</p> <p>(i) complied with AS/NZS 4200.1; and</p> <p>(ii) was installed in accordance with AS 4200.2; and</p> <p>(iii) was a vapour permeable membrane; and</p> <p>(iv) was located on the exterior side of the primary insulation layer of wall assemblies that form the external envelope of a building.</p>
<b>PART 3.9</b>	<b>SAFE MOVEMENT AND ACCESS</b>		
3.9.1	Stairway and ramp construction	n/a	
3.9.1.4	Slip-resistance	n/a	
3.9.1.5	Landings	Complies	
3.9.2	Barriers and Handrails	n/a	
3.9.2.6	Protection of openable windows - bedrooms	n/a	

3.9.2.6	Protection of openable windows -rooms other than bedroom	n/a	
PART 3.10	Ancillary Provisions and Additional Construction Requirements		Informative
PART 3.11	STRUCTURAL DESIGN MANUALS		Informative
PART 3.12	ENERGY EFFICIENCY		<p>In NSW, Part 3.12 does not apply.</p> <p>*Energy efficiency measures that apply in New South Wales to Support and Compliment BASIX.</p>

## 4.0 CONCLUSION

This report has identified the proposed habitable building on the site located at [26 Hampton Street, Croydon Park NSW](#) is capable of complying with the performance requirements of the BCA.

The primary purpose of this report is to identify the significant 2019 BCA compliance matters in comparison to the current Deemed-to-Satisfy provisions of the BCA, which are addressed in Section 3.0. It should be noted that where a building solution does not comply with the deemed to satisfy provisions of the BCA, Alternate Solutions can be developed to meet the relevant performance requirements of the BCA.

Based on the comments provided in Section 3.0 the subject development is capable to generally achieve compliance with the relevant provisions of the BCA and the compliances are to be addressed on the architectural drawings and on site.

Report By:

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