

Building Code of Australia

Compliance Report

Address	56 Bransgrove Road Revesby
Building Description	Secondary Dwelling
Date	18/10/2022
Revision	A

Prepared by:

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BDC 2940

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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 design of the proposed Secondary dwelling on the existing allotment on the site located at 56 Bransgrove road, Revesby.

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 architectural plans and details 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a guide when assessing the building, however it must be noted that the main building was originally constructed under superseded building requirements and legislation.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. Architectural plans prepared by VN Draft, sheets 1 to 16 Issue K dated 2/08/2022

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, including stormwater
- 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 BCA 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. Where items are nominated as “Capable of Complying” it is considered that the existing plans may be capable of achieving compliance subject to further design development during the post-Construction Certificate phase of the development.

Assessment data regarding the current Building Code of Australia.

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



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3.0 BCA ASSESSMENT SUMMARY

BCA Clause	Reference	Status	Comments
Part 3.7	Fire Safety		
3.7.2.2	External Walls of Class 1 Buildings	Complies	An external wall of a Class 1 building, and any openings in that wall, must comply with 3.7.2.4 if the wall is less than— (a) 900 mm from an allotment boundary other than the boundary adjoining a road alignment or other public space; The Proposed External wall setbacks are not less than 900mm from the allotment boundaries
3.7.2.3	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
3.7.2.4	Construction of External Walls	n/a	External walls are not required to be fire resistant
3.7.2.7	Allowable encroachments	Capable of complying	Registered surveyor to confirm setbacks of proposed secondary dwelling to make sure there is no encroachment to allotment boundaries

4.0 CONCLUSION

This report has identified the design of the Proposed Secondary Dwelling on the site located at 56 Bransgrove road, Revesby 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.

Subject to the structural certifications for the adequacy of the structural elements of the building and certifications for plumbing/electrical, termite protection, and the comments provided in Section 3.0 the subject development is considered to generally achieve compliance with the relevant provisions of the BCA.

Report By:



Andrew Soliman

Accredited Certifier

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