



BCA CONSULTING

MEMORANDUM

To: Dabyne Planning Pty Ltd
Address: PO Box 179, Jindabyne NSW 2627
From: Nick Wilson / James Alexander
Project: 13 Crackenback Drive, Thredbo NSW
Subject: BCA Compliance Statement

Date: 6 July 2022
Project No.: 2232
Revision: A

1.0 INTRODUCTION

J² Consulting Engineers have been commissioned to provide an independent review of the development located at 13 Crackenback Drive, Thredbo NSW 2625. The client proposes to lodge a Development Application to replace three existing windows on the western elevation. The new windows are proposed to be equal in size and colour and provided with double glazing in lieu of the current single glazing.

The purpose of this statement is to review the existing building and determine its classification under the requirements of BCA 2019 Amdt 1 and any applicable BCA clauses relevant to the proposed window replacement.



Figure 1 – Property location



Figure 2 – Street view – Crackenback Drive

2.0 LEGISLATIVE REQUIREMENTS

Building Code of Australia 2019 Amendment 1 volume 2, published by the Australian Building Codes Board (ABCB)

3.0 BUILDING CLASSIFICATION

BCA Volume 2 - 2019 – Amdt 1 Part A6 sets out how each building classification is defined and used under the National Construction Code (NCC). Buildings as classified, under the NCC, by the purpose for which they are designed, constructed or adapted to be used.

The subject building “Holmwood”, located at 13 Crackenback Drive Thredbo, is a three storey detached dwelling used as a holiday residence by the owner, family and friends. It is not used as a boarding house, guest house, hostel, hotel or motel

where sole occupancy units or hotel rooms would be rented out separately to unrelated people, therefore under Part A6 BCA it can only be classified as a class 1 building.

There are two types of Class 1 buildings; Class 1a or class 1b.

A class 1b building is defined under A6.1(1) as:

One or more buildings which together constitute -

- (a) *a boarding house, guest house, hostel or the like that -*
 - (i) *would ordinarily accommodate not more than 12 people, and*
 - (ii) *have a total floor area of all floors not more than 300m² or*
- (b) *four or more single dwellings located on the same allotment.*

The use of the dwelling is not as a boarding house, guest house or hostel. As noted above it is a single dwelling for the exclusive use of related occupants. It does have a floor area in excess of 300m² (368m² approx.) and a NPWS license for 14 beds but because it does not fit the description in (a) it cannot be a class 1b.

A class 1a building is defined under A6.1(2) as:

One or more buildings, which together form a single dwelling including

- (a) *a detached house*
- (b) *one of a group of two or more attached dwellings separated by a fire resisting wall, including a row of townhouse, terrace house or villa units.*

In accordance with the above, the building is a single detached house on the lot and therefore is a class 1a.

4.0 COMPLIANCE ASSESSMENT

The proposed Development Application seeks consent to undertake alterations and additions comprising of the replacement of 3 existing windows on the western elevation with three identically sized windows, matching in colour and frame material and provided with double glazing in lieu of the current single glazing. The location of the subject window replacement can be seen below.

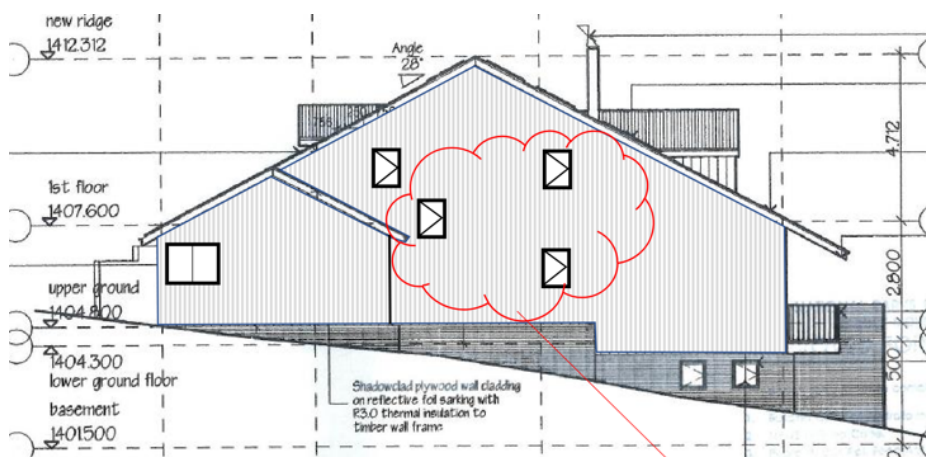


Figure 3 – window location western elevation

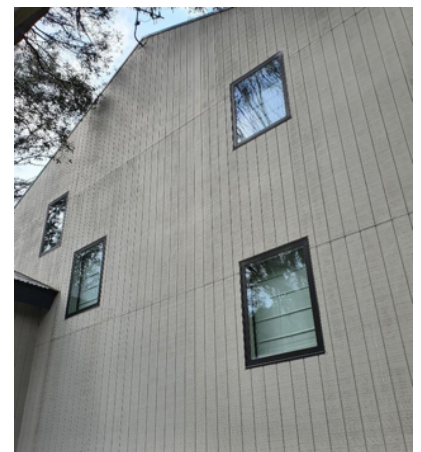


Figure 4 – window location photo

Clause 3.7.2.4 (c) requires openings in external walls of class 1 building, that are required to be fire resisting under 3.7.2.2, to be protected by non-operable fire windows or other construction achieving an FRL of -/60/-. Clause 3.7.2.2 requires an external wall of a class 1 building, and any openings in that wall, to be protected if the wall is less than 900mm from the allotment boundary. The subject wall, where the proposed windows are to be replaced, is in excess of 900mm (5.7m) from the boundary and therefore no protection is required. This can be seen in the figures below.

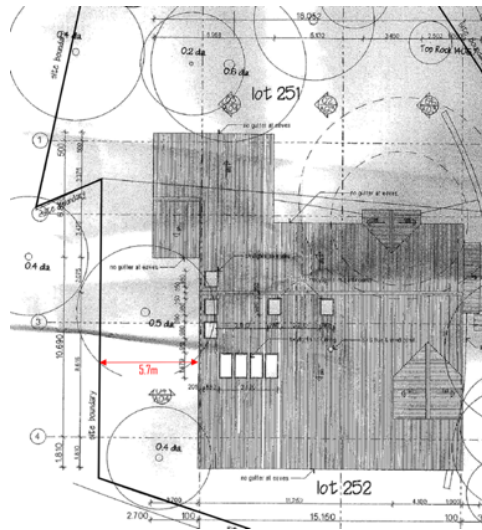


Figure 4 – western façade location to the boundary

As the existing fixed windows, and the replacement windows are identical in shape size and location, no variations to the existing light and ventilation has occurred. Form the desktop assessment of the supplied plans the existing openings provide natural light to the stairs and passageway which is not considered as habitable space under the BCA and therefore exempt to these clauses.

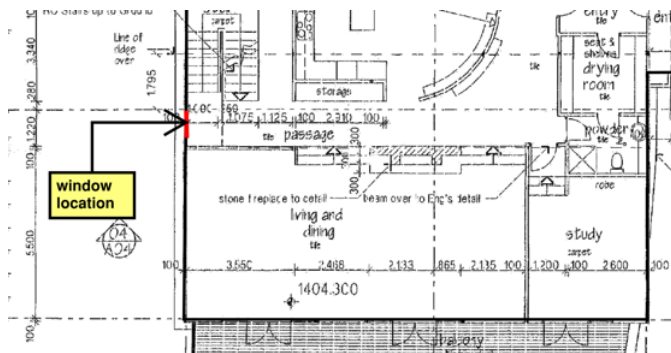


Figure 5 – First floor window location

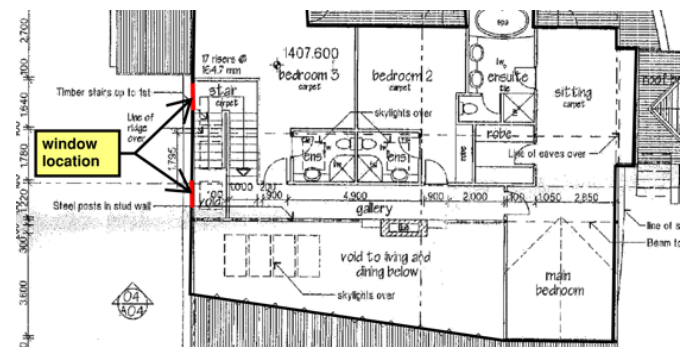


Figure 6 – Second floor window location

If the building is located within a bushfire prone area, compliance with 3.10.5.0 NSW variation requiring Class 1 buildings to be constructed in accordance with AS 3959-2018 is required except as amended by Planning for Bushfire Protection 2019.

5.0 CONCLUSION

As per the above statement, it has been determined that the subject building is classified as 1a building and therefore the applicable BCA is Volume 2 2019 Amdt 1. Under the requirements of Volume 2 the proposed alterations (replacement of windows) complies with the requirements of the BCA.

We trust this assessment report is suitable for your purposes however, if you have any queries or wish to discuss, please contact the undersigned.

Regards,

J² CONSULTING ENGINEERS



James Alexander

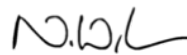
Director

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