

1/04/2025

PERCEPTION PLANNING

BUILDING CODE OF AUSTRALIA REVIEW NCC2022

ADDRESS 200 Torryburn Rd, Torryburn

STRUCTURE(S) Existing Detached Studio

TITLE Lot 41, DP785703

PP REFERENCE J004695

REVISION A

PREPARED CA

REVIEWED Client

CLIENT Maxman Pty. Ltd.

DOCUMENT VERSIONS AND CONTROLS

BCA REPORT - 200 TORRYBURN RD, TORRYBURN 2421

REVISION	DATE	PP REF	AUTHOR	REVIEWED
A (DRAFT)	20/03/2025	J004574 - BCA Review – 200 Torryburn Rd, Torryburn – REV A DRAFT	CA	Client
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EXECUTIVE SUMMARY

The following items should be noted, however do not constitute a full and comprehensive BCA assessment of the building:

The subject of this BCA review is based largely on the subject of the proposed use of the building and the relation of the proposed use to existing facilities. An existing, unmodified structure is assumed to have been in compliance before the additions were made

Any previous uses of the building (where applicable) as noted within this report have been used to determine any historical approvals and works that may have been subject to the current use of the premises. These are noted where known however, there exists limitations on what can be extracted by the information sourced from previous files, if available.

The key matters for BCA consideration and potential works, upgrades or similar are referenced below:

PART H1 – STRUCTURE

The structure subject to this report is an existing dwelling and has been in place for over 40 years. The structural components of the existing dwelling have remained largely unmodified during this time. As such, it is considered that consistent weather and live and dead loads over the past 40 years have demonstrated the structural adequacy of the building. No obvious failure of the existing structural components is evident.

PART H2 – DAMP AND WEATHERPROOFING

In accordance with the ABCB HPS 3.3.5, the position and manner of discharge of the stormwater drainage system must be to the satisfaction of the consent authority. It is anticipated that the Dungog Shire Council, as the consent authority, will inform of any changes required to the stormwater system as a part of the BIC process.

PART H3 – FIRE SAFETY

I. Smoke alarms are assumed to be present within the building in accordance with condition 5 of DA239/1999 but were unable to be inspected to confirm compliance. Confirmation of appropriately located and installed smoke alarms in accordance with Part 9.5 of the housing provisions and AS 3786 is required to confirm compliance.

PART H4 – HEALTH AND AMENITY

I. No works are noted as being required in order for compliance with Part H4.

- ii. It is recommended that the builder/contractor provide confirmation of compliance with AS 3740 for any new/altered wet areas. Existing wet areas which have not had their waterproofing altered are assumed to be in compliance with their original approval.
- iii. The presence of a pliable building membrane nor other condensation management systems was able to be confirmed. It is recommended that the condensation management provisions of Part 10.8 of the housing provisions are implemented where deemed as required by the Consent Authority. Compliance with the below standards form compliance with Part 10.8 of the Housing Provisions:
 - **a.** AS 4200.1 and
 - **b.** AS 4200.2

Refer to part H4D9 of this report for further information.

- iv. Building membranes should be confirmed (where installed) to comply with AS 4200.1 and 2 and be located on the exterior side of the primary insulation layer of wall assemblies that form the external envelope of a building.
- V. Building membranes should also be confirmed (where installed) to have a vapour permeance of not less than 0.143 µg/N.s (micrograms per newton-second); (Newcastle; Climate Zone 5).

PART H5 – SAFE MOVEMENT AND ACCESS

ii. No works are noted as being required in order for compliance with Part H5.

PART H6 – ENERGY EFFICIENCY

i. A BASIX Certificate has been provided for the building, satisfying performance requirements H6P1 and H6P2 of Part H6. As such, Part H6 has not been assessed.

PART H7 – ANCILLARY PROVISIONS

i. No provisions noted as applying.

INTRODUCTION

This report is a review of the associated plans for the enclosure of an existing deck attached to a childcare centre to determine how the proposal generally complies with the (NCC/BCA) Building Code of Australia 2022. The building and its proposed uses are considered, being assessed against the Deemed-to-Satisfy (DTS) Provisions of the BCA as applicable.

The sections of the BCA addressed are generally limited to the items required to be addressed by this class of building and is based off a review of the below documentation for the structures, identified as:

Architectural Plans - File No. 2503688; Issue N/A; Sheets 1 - 3, as prepared by Sorensen Design, and dated 30/01/25)

The assessment predominantly relates to the BCA/NCC 2022, and NSW Environmental Planning and Assessment legislation current at the time the report is prepared. The assessment relates specifically to the existing cottage / detached studio building (the subject of this report and extracted from the above-mentioned plans) and therefore should not be construed to apply to any other building.

The assessment is based upon a review of the architectural plans only. The assessment generally relates to the specific works noted on associated plans or applications noted and should not be considered to be an assessment of any existing structures unless noted otherwise.

COOPER ASHTON

BUILDING AND DEVELOPMENT PLANNER

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04 TERMS & ABBREVIATIONS

Ambulatory Disability	an impairment that prevents, or impedes walking	
Accessible	means having features to enable use by people with a disability.	
Accessway	means a continuous accessible path of travel (as defined by AS1428.1) to, into or within a building	
AS	Australian Standard	
ВСА	Building Code of Australia	
Building Works	means any physical activity involved in the erection of a building. (S 6.1 EP&A Act 1979)	
Critical Flux Index	is an index tabling the lowest thermal load per unit area capable of initiating a combustion reaction on a given material (either flame or smoulder ignition).	
DTS	Deemed to satisfy (prescriptive provisions of the BCA)	
EP&A	Environmental Planning and Assessment Act and Regulations	
Fire Source Feature	Fire Source Feature the far side of a boundary of a road; the rear or side boundary of allotment or the external wall of another building on the same allotment	
FRL	Fire Resistance Level	
Housing Provisions	The ABCB Housing Provisions Standards	
Lightweight Construction	construction that incorporates, sheet or board material, concrete containing pumice, perlite, vermiculite or the like and masonry less than 70mm thick	
Mezzanine	An intermediate floor within a room	
NCC	National Construction Code	
Photoluminescent	the light produced by the absorption of infrared radiation, visible light, or ultraviolet radiation ("glow in the dark")	
Smoke-Developed Index	means the index number for smoke as determined by AS/NZS 1530.3.	
Spread-of-Flame Index	means the index number for spread of flame as determined by AS/NZS 1530.3.	
Waterproof	Does not allow moisture to penetrate through it (when tested in accordance with AS4858).	
Water Resistant	Restricts moisture movement and will not degrade under conditions of moisture.	

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SITE DETAILS AND ANALYSIS

The site is located at 200 Torryburn Rd, Torryburn, NSW 2421; and is legally identified as Lot: 41 DP: 785703 ('the site') (*figure 1*). The site has a total area of approximately 10.12 ha and is accessible from Torryburn Rd via Tocal Rd.

The site is zoned RU1: Primary Production. The subject site contains an existing residential dwelling, the cottage studio subject to this review, several ancillary farm sheds and a swimming pool.

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DESCRIPTION OF BUILDING

200 TORRYBURN RD, TORRYBURN

PROPOSED USE OF BUILDING NCC/BCA USE CLASSIFICATION	Class 1a (A6G2)	
RISE IN STOREYS TYPE OF CONSTRUCTION		
EFFECTIVE HEIGHT	Less than 12m	
FLOOR AREA(S)	 Internal Additions (Living and dining areas) – 177.8 m² External Additions (Balcony) – 190.6 m² Existing - 465 m² Approx. 	
KNOWN PREVIOUS USES	Dwelling House (with capped services as of 1999, coinciding with DA approval)	

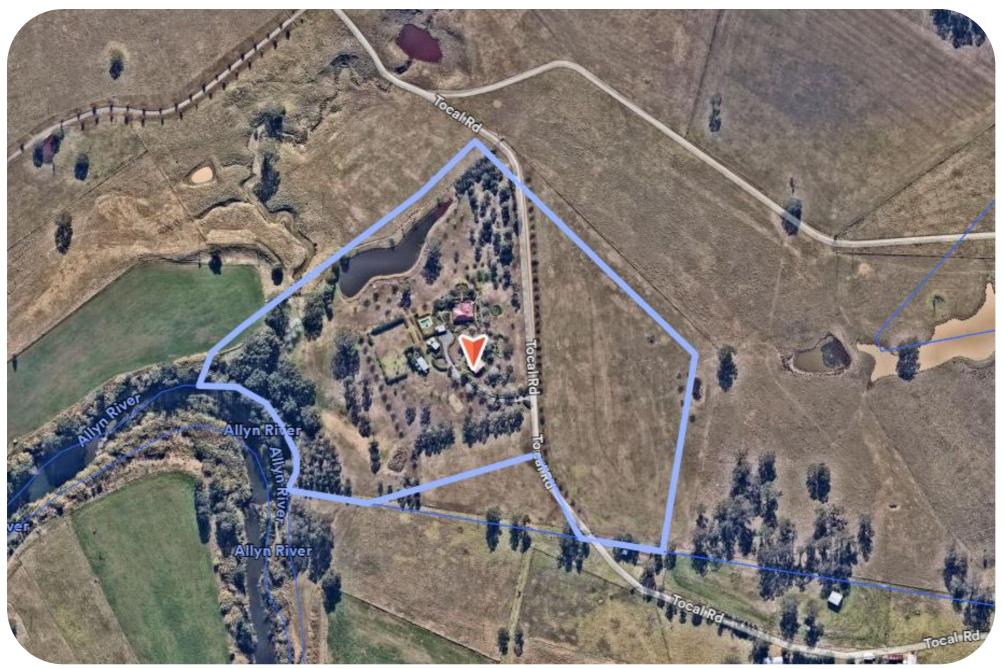


Figure 1 – Locality Map (Nearmaps, Imagery dated 20/06/23)



NCC/BCA ASSESSMENT

The following table provides an assessment of the building against the relevant parts of the (NCC/BCA) Building Code of Australia 2022, Volume 2.

Table 1 - NCC/BCA Volume 2 Assessment

PART H1

STRUCTURE

PART H1D2 - STRUCTURAL PROVISIONS

◆ The structure subject to this report is an existing dwelling constructed from hardwood and has been in place for over 40 years. The framing of the existing studio has remained largely unmodified during this time. As such, it is considered that live and dead loads over the past 40 years have demonstrated the structural adequacy of the building. No obvious failure of the existing framework is evident.

PART H1D3 – SITE PREPARATION

- No recent earthworks nor earth retaining structures are noted on site which are relevant to the development. Any earthworks are assumed to have been done in accordance with the NCC relevant at the time of construction.
- Primary building elements of the dwelling appear to be constructed from hardwood, which is assumed to be naturally termite resistance in accordance with appendix C of AS 3660.1. As such, no termite management system is considered to be required. Where the consent authority deems that further confirmation is required, it is recommended that information is extracted from the original plans, or an inconspicuous part of the internal or external wall cladding is removed to verify the nature of the framing.

PART H1D4 - FOOTINGS AND SLABS

◆ The structure subject to this report is an existing dwelling constructed upon a concrete slab and has been in place for over 40 years. The foundation of the existing dwelling has remained largely unmodified during this time. As such, it is considered that live and dead loads over the past 40 years have demonstrated the structural adequacy of the building.

PART H1D5 – MASONRY

 N/A – No masonry construction is noted. Any masonry building elements present (such as brick piers) must be confirmed to comply with AS 3700 where applicable.



PART H1D6 - FRAMING

◆ The structure subject to this report is an existing dwelling constructed from hardwood and has been in place for over 40 years. The framing of the existing dwelling has remained largely unmodified during this time. As such, it is considered that live and dead loads over the past 40 years have demonstrated the structural adequacy of the building. No obvious failure of the existing framework is evident.

PART H1D7 - ROOF AND WALL CLADDING

◆ The structure subject to this report is an existing dwelling with weatherboard cladding and a sheet metal roof and has been in place for over 40 years. The framing of the existing dwelling has remained largely unmodified during this time. As such, it is considered that live and dead loads over the past 40 years have demonstrated the structural adequacy of these elements within the building. No obvious failure of the existing framework is evident.

PART H1D8 - GLAZING

◆ The structure subject to this report is an existing dwelling with glazed sliding windows in place for over 40 years. The glazing of the existing dwelling has remained largely unmodified during this time. As such, it is considered that live and dead loads over the past 40 years have demonstrated the structural adequacy of the building. No obvious failure of the existing framework is evident.

PART H1D9 - EARTHQUAKE AREAS

◆ Most domestic structures are not required to be specifically designed for earthquakes. Class 1 and 10 buildings constructed in areas subject to seismic activity are compliant with Performance Requirement H1P1 where they are constructed in accordance with Section 2 of the ABCB Housing Provisions.

PART H1D10 - FLOOD HAZARD AREAS

♦ N/A – The building subject to this review is not considered to be within a flood hazard area.

PART H1D11 – ATTACHMENT OF FRAMED DECKS AND BALCONIES TO EXTERNAL WALLS OF BUILDINGS USING A WALING PLATE

The structure subject to this report is an existing dwelling with a deck on the eastern and western elevations, which has been in place for over 40 years. The decks of the existing dwelling have remained largely unmodified during this time. As such, it is considered that live and dead loads over the past 40 years have demonstrated the structural adequacy of the building. No obvious failure of the existing framework is evident.

PART H1D12 - PILED FOOTINGS

◆ N/A – No piled footings.

COMPLIANCE

CAN COMPLY – CONFIRMATION/CERTIFICATION REQURIED

COMMENTS

1. The structure subject to this report is an existing dwelling and has been in place for over 40 years. The structural components of the existing dwelling have remained largely unmodified during this time. As such, it is considered that consistent weather and live and dead loads over the past 40 years have demonstrated the structural adequacy of the building. No obvious failure of the existing structural components is evident.

PART H2

DAMP AND WEATHERPROOFING

PART H2D2 – DRAINAGE

- ◆ The surface surrounding the concrete slab of the structure generally falls 50 mm within the first metre from the building (slopes away from the building).
- ◆ In accordance with the ABCB HPS 3.3.5, the position and manner of discharge of the stormwater drainage system must be to the satisfaction of the consent authority. The existing stormwater system of the house appears to be unmodified from the original approval. It is anticipated that the consent authority, Dungog Shire Council, will advise of any alterations required to the existing stormwater system in order to comply.

PART H2D3 - FOOTINGS AND SLABS

◆ Compliance with H2D3 and Performance Requirement H2P3 are satisfied by compliance with H1D4. Refer to H1D4.

PART H2D4 - MASONRY

 N/A – No masonry construction is noted. Any masonry building elements present (such as brick piers) must be confirmed to comply with AS 3700 where applicable.

PART H2D5 – SUBFLOOR VENTILATION

♦ N/A – No subfloor; slab on ground.

PART H2D6 - ROOF AND WALL CLADDING

The existing guttering and stormwater system appears unaltered from the original approval. It is anticipated that the consent authority, the Dungog Shire Council, will advise of any alterations required to the existing stormwater system in order to comply.

PART H2D7 – GLAZING

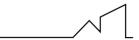
◆ The requirements of this clause are satisfied where glazing complies with H1D8
 (1). Compliance with AS 2047 should be confirmed; refer to H1D8.

PART H2D8 – EXTERNAL WATERPROOFING

◆ N/A – no areas present to which this clause applies.

COMPLIANCE

CAN COMPLY – FURTHER INFORMATION REQUIRED



COMMENTS

1. In accordance with the ABCB HPS 3.3.5, the position and manner of discharge of the stormwater drainage system must be to the satisfaction of the consent authority. The existing stormwater system of the house appears to be unmodified from the original approval. It is anticipated that the consent authority, Dungog Shire Council, will advise of any alterations required to the existing stormwater system in order to comply.

PART H3

FIRE SAFETY

PART H3D2 - FIRE HAZARD PROPERTIRES AND NON-COMBUSTIBLE BUILDING **ELEMENTS**

◆ No sarking-type materials have been added to the roof of the structure.

PART H3D3 – FIRE SEPARATION OF EXTERNAL WALLS

No external walls are exposed to a fire-source feature.

PART H3D4 – FIRE PROTECTION OF SEPARATING WALLS AND FLOORS

◆ N/A – No separating walls nor floors present in the structure.

PART H3D5 – FIRE SEPARATION OF GARAGE-TOP DWELLINGS

◆ N/A – The structure is not a garage-top dwelling.

PART H3D6 - SMOKE ALARMS AND EVACUATION LIGHTING

 Smoke alarms are assumed to be present within the building in accordance with condition 5 of DA239/1999 but were unable to be inspected to confirm compliance. Confirmation of appropriately located and installed smoke alarms in accordance with Part 9.5 of the housing provisions and AS 3786 is required to confirm compliance.

COMPLIANCE

CAN COMPLY - WORKS / CONFIRMATION REQUIRED

COMMENTS

1. Smoke alarms are assumed to be present within the building in accordance with condition 5 of DA239/1999 but were unable to be inspected to confirm compliance. Confirmation of appropriately located and installed smoke alarms in accordance with Part 9.5 of the housing provisions and AS 3786 is required to confirm compliance.



PART H4

HEALTH AND AMENITY

PART H4D2 - WET AREAS

 Any new/altered wet areas must comply with AS 3740. Existing wet areas which have not had their waterproofing altered are assumed to be in compliance with their original approval.

PART H4D3 – MATERIALS AND INSTALLATION OF WET AREA COMPONENTS AND **SYSTEMS**

 Any new/altered wet areas must comply with AS 3740. Existing wet areas which have not had their waterproofing altered are assumed to be in compliance with their original approval.

PART H4D4 - ROOM HEIGHTS

Heights of rooms are compliant with Part 10.3 of the Housing Provisions (2450 mm).

PART H4D5 - FACILITIES

- Adequate facilities must be provided to satisfy Part 10.4 of the Housing Provisions. Facilities required are:
 - > Kitchen sink and facilities for the preparation and cooking of food
 - > A bath or shower
 - > Clothes washing facilities, comprising at least one washtub and space in the same room for a washing machine
 - A closet pan (toilet)
 - Washbasin (for hand washing exclusively)
- Based upon review of the architectural plans and DA239/1999, it is assumed that only a washbasin is provided. The remaining facilities above must be re-installed in order to comply with requirements for a discrete dwelling.

PART H4D6 - LIGHT

- Adequate natural light is provided to all habitable rooms.
- Artificial lighting is provided throughout the building, including sanitary facilities and laundries, in addition to adequate natural light.

PART H4D7 – VENTILATION

Sliding windows which are openable 50% are provided throughout the building.



PART H4D8 - SOUND INSULATION

♦ N/A – No walls which separate Class 1 buildings nor a Class 1 building from a non-associated Class 10a building.

PART H4D9 - CONDENSATION MANAGEMENT

- ◆ The presence of a pliable building membrane nor other condensation management systems was able to be confirmed. It is recommended that the condensation management provisions of Part 10.8 of the housing provisions are implemented where deemed as required by the Consent Authority.
- ◆ Compliance with the below standards form compliance with Part 10.8 of the Housing Provisions:
 - > AS 4200.1 and
 - > AS 4200.2
- Building membranes should be confirmed to comply with AS 4200.1 and 2 and be located on the exterior side of the primary insulation layer of wall assemblies that form the external envelope of a building (e.g. on the outside of the innermost insulation layer). Building membranes should also be confirmed to have a vapour permeance of not less than 0.143 μg/N.s (micrograms per newton-second); (Newcastle; Climate Zone 5). Information on the vapour permeance of a building membrane can be sourced from the supplier/manufacturer.

COMPLIANCE

CAN COMPLY - CONFIRMATION/CERTIFICATION REQUIRED

- It is recommended that the builder/contractor provide confirmation of compliance with AS 3740 for any new/altered wet areas. Existing wet areas which have not had their waterproofing altered are assumed to be in compliance with their original approval.
- 2. The presence of a pliable building membrane nor other condensation management systems was able to be confirmed. It is recommended that the condensation management provisions of Part 10.8 of the housing provisions are implemented where deemed as required by the Consent Authority. Compliance with the below standards form compliance with Part 10.8 of the Housing Provisions:
 - a. AS 4200.1 and
 - b. AS 4200.2

Refer to part H4D9 of this report for further information.

- 3. Building membranes should be confirmed (where installed) to comply with AS 4200.1 and 2 and be located on the exterior side of the primary insulation layer of wall assemblies that form the external envelope of a building.
- 4. Building membranes should also be confirmed (where installed) to have a vapour

COMMENTS

PERCEPTION PLANNING - BCA REVIEW

permeance of not less than 0.143 μ g/N.s (micrograms per newton-second); (Newcastle; Climate Zone 5).

PART H5 SAVE MOVEMENT AND ACCESS PART H5D2 – STAIRWAY AND RAMP CONSTRUCTION N/A - No stairways nor ramps present. PART H5D3 – BARRIERS AND HANDRAILS No barrier to prevent falls is required, as no part of the attached deck is more than 1 m above the ground below. COMPLIANCE COMPLIES SUBJECT TO SUBCONSULTANT REPORT 1. No requirements noted under this part.

PART H6 PART H6D2 – APPLICATION OF PART H6 A BASIX Certificate has been prepared for the building, satisfying performance requirements H6P1 and H6P2 of Part H6. It is anticipated that the sections of Part 13 of the Housing Provisions as relevant under Specification 42 Clause S42C4 will be assessed as part of the BASIX and NatHERs assessment by an energy consultant. As such, Part H6 has not been assessed. COMPLIANCE SUBJECT TO THERMAL ASSESSMENT BY ENERGY CONSULTANT 1. A BASIX Certificate has been provided for the building, satisfying performance requirements H6P1 and H6P2 of Part H6. As such, Part H6 has not been assessed.

PART H7	ANCILLARY PROVISIONS AND ADDITIONAL CONSTRUCTION REQUIREMENTS N/A - No ancillary provisions are noted as applying to the building.
COMPLIANCE	N/A
COMMENTS	N/A



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