



BCA COMPLIANCE REPORT

Property: 37 Brennan Road, Yagoona NSW

Building Description: Use of Garage as a home business (Hair Dresser) and Storage Area

Report No: SC53

Date: 28 September 2022

Rev. A1

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1.0 INTRODUCTION

The following BCA report has been prepared for the purpose of assessing the design of the proposed fitout of the existing garage and storage area on the existing allotment on the site located at 37 Brennan Road, Yagoona.

The purpose of this report is to assess the proposed use, architectural plans and details for compliance with:

The prescriptive Deemed to Satisfy (DTS) Provisions of the Building Code of Australia (BCA) Volume One 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a guide when assessing the building, however it must be noted that the main building was originally constructed under superseded building requirements and legislation.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 Obliq Design, sheet A-1 to A-4, Revision no.2 dated 8 July 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, floor and wall coverings, sidings, ceilings, floors, furnishings, 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 1).

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 ID	RIS	Classification	Construction Type	Effective Height
Hair Salon and Storage Area	1	6	c	<12m

3.0 BCA **ASSESSMENT SUMMARY**

SECTION B - Structure

BCA Clause	Description	Status	Comments
PART B1	Structural Provisions		
B1.1	Resistance to actions	n/a	
B1.2	Determination of individual actions	n/a	
B1.3	-	-	No provisions
B1.4	Determination of structural resistance of materials and forms of construction	n/a	
B1.5	Structural Software	noted	
B1.6	Construction of building in flood hazard areas	noted	

SECTION C – Fire Resistance

Part C1	Fire Resistance and Stability		
C1.1	Type of Construction Required	Complies	Existing building is Type C
C1.2	Calculation of rise in stories	Complies	The building has an overall rise in storeys of one (1)
C1.3	Buildings of Multiple classifications	Complies	
C1.4	Mixed types of Construction	Noted	If a fire wall divides the building in accordance with Clause C2.7, the building portions are able to be constructed in differing levels of fire- resistance determined in accordance with Clause C1.1 and C1.3.
C1.5	Two Storey Class 2, 3, or 9c buildings.	n/a	
C1.6	Class 4 parts of buildings	n/a	
C1.7	Open spectator stands and indoor sports stadiums	n/a	
C1.8	Lightweight Construction	n/a	
C1.9	Non-combustible building elements	n/a	
C1.10	Fire hazard properties	Capable of Complying	<p>The fire hazard properties of all floor materials, floor coverings, wall and ceiling lining materials must comply with Specification C1.10. The fire hazard properties of all other materials must comply with Specification C1.10.</p> <p>Design certification will be required verifying compliance prior to the issue of a Construction Certificate.</p>

Materials C1.11	Performance of external walls in fire	n/a	
C1.12		-	No Provisions
C1.13	Fire-Protected timber; Concession	n/a	.
C1.14	Ancillary elements	Capable of Complying	

PART C2	Compartmentation and Separation		
C2.1	Application or Part	Noted	
C2.2	General floor area limitations	complies	
C2.3	Large isolated buildings	n/a	
C2.4	Requirements for open spaces and vehicular access	n/a	
C2.5	Class 9a and 9C buildings	n/a	.
C2.6	Vertical Separation of openings in external walls	n/a	
C2.7	Separation by fire walls	Capable of Complying	Details verifying compliance must be provided on the plans prior to the issue of a Construction Certificate.
C2.8	Separation of classifications in the same storey	Capable of Complying	Details verifying compliance must be provided on the plans prior to the issue of a Construction Certificate
C2.9	Separation of classifications in different stories	n/a	

C2.10	Separation of lift shafts	n/a
C2.11	Stairways in one shaft	n/a
C2.12	Separation of equipment	n/a
C2.13	Electricity Supply system	noted
C2.14	Public corridors in Class 2 and 3 buildings	n/a

PART C3 Protection of Openings			
C3.1	Application of Part	Noted	Concessions and definition of certain openings
C3.2	Protection of openings in external walls	Capable of Complying	<p>Openings in an external wall that is required to have an FRL must—</p> <ul style="list-style-type: none"> (a) if the distance between the opening and the fire-source feature to which it is exposed is less than (b) — (i) 3 m from a side or rear boundary of the allotment; or (ii) 6 m from the far boundary of a road, river, lake or the like adjoining the allotment, if not located in a storey at or near ground level; or (iii) 6 m from another building on the allotment that is not

			<p>Class 10, be protected in accordance with C3.4 and if wall-wetting sprinklers are used, they are located externally; and</p> <p>(c) if required to be protected under (a), not occupy more than 1/3 of the area of the external wall of the storey in which it is located unless they are in a Class 9b building used as an open spectator stand.</p> <p>Details verifying compliance must be provided on the plans prior to the issue of a Construction Certificate.</p>
C3.3	Separation of external walls and associated openings in different fire compartments	Capable of Complying	<p>The distance between parts of external walls and any openings within them in different fire compartments separated by a fire wall must not be less than that set out in Table C3.3, unless—</p> <p>(a) those parts of each wall have an FRL not less than 60/60/60; and</p> <p>(b) any openings protected in accordance with C3.4.</p> <p>Details verifying compliance must be provided on the plans prior to the issue of a Construction Certificate.</p>
C3.4	Acceptable method of protection	Capable of Complying	<p>(a) Where protection is required, doorways, windows and other openings must be protected as follows:</p> <p>(i) Doorways— (A) internal or external wall-wetting sprinklers</p>

			<p>as appropriate used with doors that are self-closing or automatic closing; or</p> <p>(B) –/60/30 fire doors that are self-closing or automatic closing.</p> <p>(ii) Windows— (A) internal or external wall-wetting sprinklers as appropriate used with windows that are automatic closing or permanently fixed in the closed position; or (B) –/60/– fire windows that are automatic closing or permanently fixed in the closed position; or (C) –/60/– automatic closing fire shutters.</p> <p>(iii) Other openings— (A) excluding voids — internal or external wall-wetting sprinklers, as appropriate; or (B) construction having an FRL not less than –/60/–.</p> <p>(b) Fire doors, fire windows and fire shutters must comply with Specification C3.4.</p> <p>Details verifying compliance must be provided on the plans prior to the issue of a Construction Certificate.</p>
C3.5	Doorways in fire walls	Noted	
C3.6	Sliding Fire Doors	Noted	
C3.7	Protection of doorways in horizontal exits	noted	
C3.8	Openings in fire isolated exits	n/a	
C3.9	Service penetrations in fire isolated exits	n/a	
C3.10	Openings in fire isolated lift shafts	n/a	

C3.11	Bounding Construction: Class 2, 3,4 and 9	n/a	
C3.12	Openings in floors for services	n/a	
C3.13	Openings in shafts	n/a	
C3.14	-	-	No Provisions
C3.15	Openings for Service installation	n/a	
C3.16	Construction Joints	n/a	
C3.17	Columns protected with lightweight construction	n/a	

Specification C1.1	Fire Resisting Construction		
Spec C1.1	Requirements for Type C Construction	Capable of Complying	Details verifying compliance must be provided on the plans prior to the issue of a Construction Certificate.(see Table 5 Type C Construction: FRL of Building elements of the appendix of this report

SECTION D – Access and Egress

Part D1	Provision for Escape		
D1.1	Application of Part	Noted	
D1.2	Number of Exits required	Complies	<p>Building has an effective height less than 25m.</p> <p>The building contains at least one exit.</p> <p>Details verifying compliance must be provided on the plans prior to the issue of a Construction Certificate.</p>
D1.3	When fire isolated exits are required	n/a	
D1.4	Exit travel distances	Complies	<p>In a Class 5 or 6 building, the distance to a single exit serving a storey at the level of access to a road or open space may be increased to 30 m.</p> <p>.</p>
D1.5	Distances between alternative exits	n/a	
D1.6	Dimensions of exits	Capable of Complying	<p>The unobstructed width of each exit or path of travel to an exit, except for doorways, must be not less than— (i) 1 m;</p> <p>Details verifying compliance must be provided on plans prior to the issue of a Construction Certificate.</p>

D1.7	Travel via fire-isolated exits	n/a
D1.8	External Stairways in lieu of fire- isolated exits	n/a
D1.9	Travel by non- fire isolated stairways or ramps	n/a
D1.10	Discharge from exits	Complies
D1.11	Horizontal Exits	N/A
D1.12	Non-required stairs, ramps and escalators	Noted
D1.13	Number of Persons accommodated	Noted
D1.14	Measurement of distance	Noted
D1.15	Method of measurement	Noted
D1.16	Plant rooms and lift machine rooms: Concession	n/a
D1.17	Access to lift pits	n/a

Part D2	Construction of Exits	
D2.1	Application of Part	Noted
D2.2	Fire isolated stairs or ramps	n/a
D2.3	Non fire isolated stairways and ramps	n/a
D2.4	Separation of rising and descending stair flights	n/a

D2.5	Open access ramps and balconies	n/a	
D2.6	Smoke lobbies	n/a	
D2.7	Installations in exits and paths of travel	n/a	
D2.8	Enclosure of space under stairs and ramps	n/a	
D2.9	Width of Stairways	n/a	
D2.10	Pedestrian ramps	n/a	
D2.11	Fire Isolated Passageways	n/a	
D2.12	Roof as open space	n/a	
D2.13	Goings and Risers	n/a	
D2.14	Landings	Capable of Complying	Details demonstrating compliance with this clause must be incorporated into the architectural drawings prior to the issue of a Construction Certificate.
D2.15	Thresholds	Complies	
D2.16	Barriers to Prevent Falls	n/a	
D2.17	Handrails	n/a	
D2.18	Fixed platforms, walkways, stairways and ladders	n/a	
D2.19	Doorways and Doors	n/a	
D2.20	Swinging Doors	Capable of Complying	The door swings pertaining to the required exit complies with the requirements of this clause and must be installed with a

			<p>device for holding it in the open position.</p> <p>Details demonstrating compliance with this clause must be incorporated into the architectural drawings prior to the issue of a Construction Certificate.</p>
D2.21	Operation of latch	Capable of Complying	Details demonstrating compliance with this clause must be incorporated into the architectural drawings prior to the issue of a Construction Certificate.
D2.22	Re-entry fire-isolated exits	n/a	
D2.23	Signs on doors	Noted	
D2.24	Protection of openable windows	n/a	
D2.25	Timber stairways: concession	n/a	

Part D3	Access for People with Disabilities		
D3.1	General building access requirements	Capable of Complying	To and within all areas normally used by the occupants.
D3.2	Access to buildings	Capable of Complying	Access Report required from a suitably qualified Access consultant prior to the issue of a Construction Certificate to demonstrate compliance.
D3.3	Parts of buildings to be accessible	Capable of Complying	<p>New accessways must comply with AS 1428.1.</p> <p>Details demonstrating compliance with this clause must be incorporated into the architectural drawings prior to</p>

			the issue of a Construction Certificate.
D3.4	Exemptions	noted	To be considered by the Certifier prior to the issue of a Construction Certificate/CDC.
D3.5	Accessible parking	Capable of Complying	<p>Need not be identified with signage where there is a total of not more than 5 carparking spaces, so as to restrict the use of the carparking space only for people with a disability.</p> <p>Details demonstrating compliance with this clause must be incorporated into the architectural drawings prior to the issue of a Construction Certificate.</p>
D3.6	Signage	Noted	
D3.7	Hearing Augmentation	n/a	
D3.8	Tactile indicators	n/a	
D3.9	Wheelchair seating spaces in Class 9b assembly buildings	n/a	
D3.10	Swimming Pools	n/a	
D3.11	Ramps	n/a	
D3.12	Glazing on access way	existing	

SECTION E – Services and Equipment

Part E1	Fire Fighting Equipment		
E1.1	-	-	No Provisions
E1.2	-	-	No provisions
E1.3	Fire Hydrants	n/a	
E1.4	Fire hose reels	n/a	
E1.5	Sprinklers	n/a	
E1.6	Portable Fire Extinguishers	Capable of Complying	<p>Portable fire extinguishers are required to be provided in accordance with Table E1.6 of the BCA and AS 2444.</p> <p>Details demonstrating compliance with this clause must be incorporated into the architectural drawings prior to the issue of a Construction Certificate.</p>
E1.7	-	-	No Provisions
E1.8	Fire Control Centres	n/a	
E1.9	Fire precautions during construction	Noted	
E1.10	Provisions for special hazards	n/a	

Part E2	Smoke Hazard Management	
E2.1	Application of Part	Noted
E2.2	General Requirements	n/a
E2.3	Provisions for special hazards	n/a

Part E3	Lift Installations	n/a
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Part E4	Emergency Lighting, Exit Signs and Warning Systems		
E4.1	-	-	No provisions
E4.2	Emergency Lighting requirements	n/a	
E4.3	Measurement of Distances	Noted	
E4.4	Design and operation of emergency lighting	n/a	
E4.5	Exit Signs	Complies	
E4.6	Directional Signs	n/a	
E4.7	Class 2 , 3 and 4 buildings: exemptions	n/a	
E4.8	Design and operation of exit signs	Noted	
E4.9	Sound systems and intercom systems for emergency purposes	n/a	

SECTION F – Health And Amenity

Part F1	Damp and Weatherproofing		
F1.1	Stormwater drainage	n/a	existing
F1.2	-	-	No Provisions
F1.3	-	-	No Provisions
F1.4	External above ground membrane	n/a	
F1.5	Roof Coverings	n/a	
F1.6	Sarking	n/a	
F1.7	Waterproofing of wet areas	Capable of Complying	
F1.8	-	-	No Provisions
F1.9	Damp-proofing	n/a	
F1.10	Damp-proofing of floors on the ground	n/a	
F1.11	Provisions of floor wastes	n/a	
F1.12	Sub-floor ventilation	n/a	
F1.13	Glazed assemblies	Existing	

Part F2	Sanitary and other facilities		
F2.1	Facilities in residential buildings	complies	
F2.2	Calculation of number of occupants and facilities	complies	
F2.3	Facilities in Class 3 to 9 buildings	Noted	
F2.4	Accessible sanitary Facilities	Capable of Complying	Access Report required from a suitably qualified Access consultant prior to the issue of a Construction Certificate to demonstrate compliance.
F2.5	Construction of sanitary compartments	n/a	
F2.6	Interpretation :urinals and Washbasins	Noted	
F2.7	Microbial (legionella) control	Noted	
F2.8	Waste Management	n/a	
Part F3	Room Heights		
F3.1	Heights of rooms and other spaces	Complies	

Part F4	Light and Ventilation	
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F4.1	Provisions of natural light	n/a	
F4.2	Methods and extent of natural light	n/a	
F4.3	Natural Light borrowed from adjoining room	n/a	
F4.4	Artificial lighting	Capable of Complying	Design verifying compliance must be provided prior to the issue of the Construction Certificate.
F4.5	Ventilation of rooms	Complies	
F4.6	Natural Ventilation	Complies	
F4.7	Ventilation borrowed from adjoining room	n/a	
F4.8	Restriction on position of water closets and urinals	n/a	
F4.9	Airlocks	n/a	
F4.10	-	-	No Provisions
F4.11	Carparks	n/a	
F4.12	Kitchen Local exhaust	n/a	

Part F5	Sound Transmission and Insulation		
F5.1	Application of Part	Noted	.
F5.2	Determination of airborne sound insulation ratings	Noted	

F5.3	Determination of impact sound Insulation ratings	n/a	
F5.4	Sound insulation rating of floors	n/a	
F5.5	Sound Insulation of rating walls	n/a	.
F5.6	Sound insulation rating of internal services	n/a	

SECTION G –Ancillary Provisions

Part G1	Minor Structures and Components		
G1.1	Swimming Pools	n/a	.
G1.2	Refrigerated chambers ,strong rooms and vaults	n/a	
G1.3	Outdoor Play Spaces	n/a	
Nsw G1.101	Provision for cleaning windows	n/a	

SECTION J –Energy Efficiency

A detailed assessment of Section J of the BCA is beyond the scope of this report. Please refer to the relevant Section J report for requirements of this part.

CONCLUSION

This report has identified the proposed hair salon 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.

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APPENDIX

Table 5 Type C construction: FRL of building elements

Building element	Class of building—FRL: (in minutes)			
	<i>Structural adequacy/Integrity/Insulation</i>			
	2, 3 or 4 part	5, 7a or 9	6	7b or 8
EXTERNAL WALL (including any column and other building element incorporated within it) or other external building element, where the distance from any <i>fire-source feature</i> to which it is exposed is—				
Less than 1.5 m	90/ 90/ 90	90/ 90/ 90	90/ 90/ 90	90/ 90/ 90
1.5 to less than 3 m	—/—/—	60/ 60/ 60	60/ 60/ 60	60/ 60/ 60
3 m or more	—/—/—	—/—/—	—/—/—	—/—/—
EXTERNAL COLUMN not incorporated in an <i>external wall</i> , where the distance from any <i>fire-source feature</i> to which it is exposed is—				
Less than 1.5 m	90/—/—	90/—/—	90/—/—	90/—/—
1.5 to less than 3 m	—/—/—	60/—/—	60/—/—	60/—/—
3 m or more	—/—/—	—/—/—	—/—/—	—/—/—
COMMON WALLS and FIRE WALLS—	90/ 90/ 90	90/ 90/ 90	90/ 90/ 90	90/ 90/ 90
INTERNAL WALLS—				
Bounding <i>public corridors</i> , public lobbies and the like—	60/ 60/ 60	—/—/—	—/—/—	—/—/—
Between or bounding <i>sole-occupancy units</i> —	60/ 60/ 60	—/—/—	—/—/—	—/—/—
Bounding a stair if <i>required</i> to be rated—	60/ 60/ 60	60/ 60/ 60	60/ 60/ 60	60/ 60/ 60
ROOFS	—/—/—	—/—/—	—/—/—	—/—/—