

17/12/2019

## SITE ASSESSMENT & ADVICE FOR FUTURE GRANNY FLAT APPLICATION

**Client:** Ata Moosavi  
**Site Address:** 17 Robinson Place Baulkham Hills NSW 2153  
**Site Contact Name:** Ata Moosavi  
**Email:** [ata@hexco.com.au](mailto:ata@hexco.com.au)  
**Mobile:** 0431 737 821  
**Report Type:** BCA/NCC Report  
**Date of Inspection (s):** 17/12/2019

### BRIEF

To conduct a visual inspection of the garage located on the property that the client wishes to convert into a granny flat.

TPI will then provide a written report as to whether or not the property is compliant with BCA (Building Code of Australia) & NCC (National Construction Code).

### OUR FINDINGS

1. No cavity walling present within the existing garage structure that is proposed to be a granny flat.
2. No flashings were installed above and below the external doors and windows.
3. No weep holes were installed within the external brickwork.
4. Non-combustible material needs to be used within the right and rear elevations of this structure.
5. A Basix Certificate needs to be supplied should you want the existing windows to be recycled or reused within the new building.
6. As this inspection was carried out prior to the building works, it is difficult to determine any further requirements required by the builder to convert this existing garage into a granny flat, as my review of the plans provided appears to address all future obligations of the homeowner to satisfy council and the BCA/NCC requirements.

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All Engineering Design and Advise is supplied by:

Geoff Hopkins & Associates Pty Ltd G P Hopkins BE MIE CPEng, ABN 49 002752 338  
Halina Consulting, Harry Nguyen BE (Hons) PhD MIE Aust CPEng NER ABN 25 586 347 009

7. The following certificates will be required should the application be submitted under a CDC:

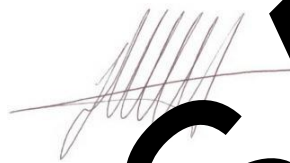
- A Structural Engineers Certificate covering the existing slab and footings.
- A Structural Engineers Certificate covering the existing masonry walls.
- A Structural Engineers Certificate covering the timber framing within the roof structure.
- A Hydraulic Engineers Certificate confirming the existing stormwater system on site is adequate to take the stormwater.
- New stormwater plans.
- A Basix Certificate.
- A Statement of Environmental Effects.
- A site survey plan.
- Architectural plans.
- A Smoke Alarm Certificate.
- A Hydraulic Certificate from a licenced plumber.
- An Electrical Certificate for the new electrical works.
- A Waterproofing Certificate for all wet rooms, as proposed within the current plans.

## RECOMMENDATIONS

Once the application has been submitted and approved, we recommend that the builder be engaged to provide to provide the above certificates in support of the existing structure and all future works.

Please feel free to contact me on 0411 880 580 to discuss further.

Kind Regards



**THE PROPERTY INSPECTORS PTY LTD**

Emilio Calandra

Director