



Anthony Protas Consulting Pty Ltd
BUILDING REGULATIONS CONSULTANTS

BUILDING CODE OF AUSTRALIA COMPLIANCE STATEMENT

**142 OCEAN STREET
NARRABEEN**

**PREPARED FOR
POPOV BASS**

Date: 18 June, 2021
Ref: P210099

CONSTRUCTION CERTIFICATES • OCCUPATION CERTIFICATES • COMPLIANCE CERTIFICATES • BUILDING AUDITS • DESIGN ASSESSMENT • REGULATIONS ADVICE

Locked Bag 1001 Waremba NSW 2046 Suite 1 104 William Street Five Dock NSW 2046 Ph 02 9715 5333 Fax 02 9715 5666
Email mail@protas.net.au Web www.protas.net.au ABN 37 079 830 756



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1.0 PLANS

The assessment is based on Development Application drawings Revision 22, dated 1 June, 2021 and prepared by Popov Bass.

2.0 B.C.A VERSION

The version of the BCA against which this assessment is made is BCA 2019, incorporating the NSW variations.

3.0 BUILDING DESCRIPTION

The proposal involves the construction of a new two (2) storey residential flat building with basement parking.

For the purposes of the BCA, the premises may be described as follows:

- Having a rise in stories of three (3).
- Being of class 2 & 7a.
- Required to be of Type “A” Construction.
- Having an “effective height” of less than 25 metres.

4.0 SCOPE OF WORKS

This proposal has been considered under the major BCA headings of:

- Structure
- Fire Resistance and Compartmentation
- Access and Egress
- Services and Equipment
- Health and Amenity

5.0 BCA ASSESSMENT

5.1 Structure – Section B

Full structural engineer's details are to be submitted at CC stage.

5.2 Fire Resistance and Compartmentation – Section C

The building is required to be of Type "A" Construction in accordance with Part C1.

External walls are non-combustible and do not have any combustible attachments in accordance with Clause C1.9.

There are no openings within 3 metres of adjoining property boundaries requiring protection.

5.3 Access and Egress – Section D

In general terms, the design of the egress system complies with the requirements of Section D of the BCA, noting that:

- Egress stairs are not required to be fire isolated (D1.3).
- Egress travel distances are in accordance with D1.4.
- Access for people with disabilities complies with Part D3 via a 1:20 walkway from Ocean Street.
- The stair requires handrails etc. in accordance with Clause 11 of AS1428.1-1993 and tactile indicators in accordance with D3.8.

5.4 Services & Equipment – Section E

The building is required to be served by the following services and equipment:

- Portable fire extinguishers in accordance with AS 2441-2005.
- Automatic smoke detection and alarm system in accordance with BCA Spec. E2.2a and AS 3786 - 2021 to the residential levels and basement level of apartment 2.



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- Emergency lighting and exit signs in accordance with AS 2293.1-2005.
- Fire hydrants in accordance with AS 2419.1-2005.
- Fire hose reels in accordance with AS 2441-2005, to the carpark.
- The lift is required to have accessible controls etc. in accordance with AS 1735.12 – 1999.

5.5 Health & Amenity – Section F

- The provision of facilities complies including accessible facilities with Part F2.
- Room sizes are in accordance with Part F3.
- The provision of light and ventilation complies with Part F4, provided areas without natural ventilation are mechanically ventilated.

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6.0 CONCLUSION/DESIGN STATEMENT

The opinion is held that the proposed works comply or are readily capable of complying with the Deemed-to-Satisfy of BCA 2019, without the need to modify the design such that it would impact on the DA approval of the subject plans.

Signed

Anthony Protas
Certifier
Anthony Protas Consulting Pty Ltd

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