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BUILDING CODE OF AUSTRALIA STATEMENT

For
Proposed Self-Contained Dwellings

At
Barnes Road
Frenchs Forest

Client:	DuKor 24 Pty Ltd
File Ref:	CS14016-ST01d
Date:	29 March 2019

BCA STATEMENT
Barnes Road Frenchs Forest
Proposed Self-Contained Dwellings

1.0 DESCRIPTION OF PROPOSAL

1.1 Description of development

The proposed development comprises a 3 level residential project, incorporating basement carparking.

1.2 Referenced Documents

Information compiled within this report was obtained from the DA drawings issued by Marchese Partners Pty Ltd dated 20 March 2019 as per the following table:

DWG.NO	DRAWING	REVISION
DA1.05	Demolition Plan	K
DA1.06	Approved building envelope	K
DA 2.01	Level RL 86	K
DA 2.02	Level RL 89	K
DA 2.03	Level RL 95	K
DA 2.04	Level RL 98	K
DA 2.05	Level RL 101	K
DA 2.06	Level RL 104	K
DA 2.07	Level RL 107	K
DA 2.08	Level RL 110	K
DA 4.01	Section-AA	K
DA 4.02	Section-BB	K
DA 4.03	Section-CC	K

2.0 DESCRIPTION OF BUILDING UNDER BUILDING CODE OF AUSTRALIA (BCA)

2.1 Classification

The BCA classification for the proposed development is Class 2 and 7a (Residential flats and associated carparking). Minor classifications include common areas used for community facilities, which attracts a 9b classification.

2.2 Type of Construction

In accordance with the provisions of C1.1 the proposed building is required to be of Type A Construction owing to the contribution of the basement carpark to the Rise in Storeys.

3.0 BCA COMPLIANCE

A review of the architectural drawings indicates the proposed new works can generally comply with the Deemed-to-Satisfy requirements of Building Code of Australia – BCA 2016 (amendment 1). However, where required, "Alternative Solutions" may be employed in accordance with the BCA. Should "Alternative Solutions" be employed, assessment and verification will generally be in accordance with the assessment methodology stipulated under Section A0.9 of the BCA or via "Fire Safety Engineering" analysis in accordance with the "International Fire Engineering Guidelines" (FEG).

3.1 Fire Resistance

The new work will readily achieve the required fire resistance levels. Owing to the arrangement of functional elements it is expected that the required 'bounding construction' will be established without undue impact on the design.

Fire separation of adjoining storeys can readily be achieved at floor level. Openings in floors are permitted for non-fire isolated stairways purs. BCA Clause D1.3 however where stairs interconnect more than 2 levels they must be separated from the remainder of the building in a fire-isolated shaft.

Separation of external walls in adjacent buildings is generally in excess of the 6m minimum under the DTS BCA. Protection of openings in adjacent compartments, where required, is achievable via the use of appropriately located wall-wetting sprinklers and fixed glazing.

External embellishments can be achieved with the use of non-combustible material as necessary, to achieve compliance with BCA Specification C1.1.

3.3 Safe movement & Access

The proposed layout provides numerous opportunities for emergency egress.

The nature of the design allows for emergency egress to be achieved via direct egress, horizontal exits or fire isolated/non fire isolated stairs as per BCA Clause D1.2. External landscaping and civil works provide opportunities for exits to discharge to the public way in conformance with BCA Clause D1.10. As the floors of the dwellings are located predominantly at grade, they take advantage of the travel distance concessions available at ground level.

Whether egress occurs via open access balconies or public corridors, exit travel distance to a "point of choice" must still meet the BCA requirements. Where public corridors form residential egress routes and discharge into parts of the building of another BCA classification, further investigation is warranted concerning the adequacy of the 'bounding construction'.

The disability access objectives of the BCA can readily be met as an automatic lift service is shown within each level the development.

Additional requirements arise under the Disability Discrimination (Access to Premises) Standard in that works by the owner trigger wheelchair accessibility. Despite numerous detailing issues needing to be addressed for construction, no fundamental design changes are expected as a result of the imposition of the Standard.

Accessible sole-occupancy units will be provided as required by the BCA.

3.4 Essential Fire Safety Measures

The building will be provided with fire measures in accordance with BCA Part E and the Environmental Planning & Assessment Regulation, as appropriate to the classification. Investigations have been made as to the adequacy of the existing water supply to the allotment.

All required essential fire safety measures will be provided in accordance with the fire safety schedule developed at the time of Construction Certificate.

3.5 Health & Amenity

Owing to the scope of new work proposed, no difficulties are foreseen in terms of providing the required sanitary facilities, acoustic treatment, natural lighting and ventilation under the current BCA.

3.6 Miscellaneous items

The proposal involves the creation of 'domiciles', thus BASIX energy assessments will apply. Compliance with the relevant parts of BCA NSW Part J (Energy Efficiency) will also be necessary where invoked by the Consent in relation to building fabric or services.

4.0 CONCLUSION

The proposed may be carried out in a manner which meets the applicable requirements of the Building Code of Australia. No undue concern arises that the need to comply with the BCA will trigger an amended Consent.

Prepared by: Ian Pickering

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