



**Anthony Protas Consulting Pty Ltd**  
BUILDING REGULATIONS CONSULTANTS

## **BUILDING CODE OF AUSTRALIA COMPLIANCE STATEMENT**

**WILLIAM CAREY CHRISTIAN SCHOOL  
38-44 BUMBERA STREET  
PRESTONS**

**PREPARED FOR**

**MARATHON MODULAR**

Date: 16 October, 2024  
Ref: P240185

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## 1.0 PLANS

The assessment is based on the below drawings prepared by Marathon Modular:

SK1C.00 COVER SHEET REVISION G dated 09.09.24  
SK1C.02 SITE PLAN REVISION F dated 05.09.24  
SK1C.02.5 DEMOLITION PLAN – GROUND FLOOR REVISION E dated 04.09.24  
SK1C.02.6 DEMOLITION PLAN – FIRST FLOOR REVISION E dated 04.09.24  
SK1C.03 GROUND FLOOR PLAN REVISION G dated 09.09.24  
SK1C.04 FIRST FLOOR PLAN REVISION G dated 09.09.24  
SK1C.05 ROOF PLAN REVISION G dated 09.09.24  
SK1C.06 ELEVATION 1 REVISION G dated 09.09.24  
SKC.07 ELEVATION 2 REVISION F dated 05.09.24  
SK.09 SECTIONS REVISION F dated 05.09.24  
SK.10 3D PERSPECTIVES REVISION F dated 05.09.24

## 2.0 B.C.A VERSION

The version of the BCA against which this assessment is made is BCA 2022, incorporating the NSW variations.

## 3.0 BUILDING DESCRIPTION

The proposal involves the erection of a modular building to be used as an office and classroom building.

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

- Having a rise in stories of two (2).
- Being of class 9b.
- Required to be of Type “C” Construction.
- Having an “effective height” of less than 25 metres.

## 4.0 BCA ASSESSMENT

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

- Structure – Section B
- Fire Resistance and Compartmentation – Section C
- Access and Egress – Section D

- Services and Equipment – Section E
- Health and Amenity – Section F.
- Ancillary Provision – Section G
- Energy Efficiency – Section J

#### **4.1 Structure – Section B**

The building is required to comply with the structural provisions of Section B with full certified structural details being submitted.

#### **4.2 Fire Resistance and Compartmentation – Section C**

The building is required to be of Type “BC” Construction in accordance with Part C1. It is noted that:

- External columns within 18m of adjoining buildings require an FRL of 120/-/- per Table S521a.
- The floor separating storeys must be fire protected in accordance with S5C21(g).
- If external walls are non-loadbearing they do not require an FRL as they are more than 6m from adjoining buildings (subject to confirmation of distance to existing Block G).
- Any columns incorporated into external walls and external walls if load-bearing, that are within 18m of adjoining buildings, require an FRL in accordance with Table S521a.

#### **4.3 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 travel distances are in accordance with D2D5.
- Distance between alternative exits is in accordance with D2D6.
- Aggregate egress widths are in accordance with D2D8.
- Access for people with disabilities is provided in accordance with D4D2 via a lift and link in the adjoining building. The access path from the lift to the new building is to be upgraded as noted in the Access Report.
- The access path from the main site entry points and carparks is to be the subject of an BCA Performance Solution report as noted in the Access Report..

#### **4.4 Services & Equipment – Section E**

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

- Fire hydrants in accordance with E1P3 and AS 2419.1:2018
- Portable fire extinguishers in accordance with E1D14 AS 244:2005.

- Emergency lighting in accordance with E4D2 & AS 2293.1:2018.
- Exit signs in accordance with E4D5 & AS 2293.1:2018.
- Automatic shutdown of ducted air handling systems in accordance with NSW E2D3

#### **4.5 Health & Amenity – Section F**

The provision of facilities complies including accessible facilities with Part F4, provided there are facilities on site, including accessible facilities, to cater for the population of the building and other buildings on site.

Room sizes are in accordance with Part F5.

The provision of light and ventilation complies with Part F6, provided areas without natural ventilation are mechanically ventilated.

#### **4.6 Ancillary Provisions – Section G**

The works are required to comply with the requirements for construction in bushfire prone areas. Per the Fire Engineering Report, an Alternative Performance Solution Report is to be provided in regards to G5D4/S43C9, G5D4/S43C12 & S5D4/S43C14.

#### **4.7 Energy Efficiency – Section J**

The works are required to comply with the energy efficiency requirements of Section J.

## 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 and/or Performance provisions of BCA 2022.

Signed

*Anthony Protas*

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