

10 August 2022
Project No: 3326

Guy Maruca Pty Ltd
187 South Creek Road
Cromer NSW 2099

Attention: Guy Maruca
Email: gmaruca@bigpond.net.au

Dear Guy,

Re: BCA Report on Fire Safety Measures for New Use – 187 South Creek Road, Cromer

A. Introduction

This report provides a Building Code of Australia 2019 Amendment 1 (BCA) assessment of the implications of the change of use on the fire safety measures in the Ground Floor tenancy at 187 South Creek Road, Cromer.

As per the instructions received, this report seeks to advise if the existing essential fire safety measures as noted on the latest annual fire safety statement require any change as a result of the change of use of the tenancy from a warehouse use to a vehicle repair station use.

I inspected the Ground Floor tenancy at 187 South Creek Road Cromer on 3 August 2022 and observed it is currently being used as an Ultra Tune vehicle repair station.

B. Author's Qualifications and Expertise

I, Greg Murrow, am registered at the highest level in NSW as an Unrestricted Building Surveyor with NSW Fair Trading, and hold AIBS Accredited Membership as a Level 1 Building Surveyor which recognised my post graduate qualifications and 23 years experience as a professional building surveyor. Please refer to Annexure 1 for a full copy of my curriculum vitae.

C. Report Exclusions

The following exclusions / limitations apply to this report:

1. This report only applies to the existing Ground Floor tenancy at 187 South Creek Road, Cromer, NSW;
2. This report does not address any matters that are outside the scope of the BCA Volume One 2019 Amendment 1;
3. This report is limited to a review of whether the existing essential fire safety measures as noted on the latest annual fire safety statement require any change as a result of the change of use of the building for use as a vehicle repair station, as was discernible from a visual inspection of the tenancy on 3 August 2022;
4. No testing of the operating capability of any fire safety measures was undertaken;
5. This report does not provide for the formulation of Performance Solutions or fire engineering advice;
6. This report does not consider any structural elements or geotechnical matters relating to the building;
7. There was no assessment of hydraulic systems, mechanical systems or electrical systems;
8. This report does not consider Work Health & Safety considerations;
9. This report does not consider energy or water authority requirements; and
10. This report does not consider Council's local planning policies.

D. BCA Information Summary

The following is a summary of the BCA assessment data in relation to the existing Ground Floor tenancy at 187 South Creek Road, Cromer.

Applicable Volume of BCA	One
Applicable Edition of BCA	2019 Amendment 1
BCA Building Classification(s)	Class 6
Building number of "storeys"	2
Building "rise in storeys"	2
Building type of construction	Type C Construction

E. Fire Safety Measures Summary

The Ground Floor Ultra Tune tenancy is currently provided with the following existing essential fire safety measures as referenced on the latest annual fire safety statement (see Annexure 2):

1. Portable fire extinguishers installed to "AS 2444-2001";
2. Fire rose reels installed to "AS 2441-1995";
3. Exit signs installed to "AS 2293.1-1998"; and
4. Emergency lighting installed to "AS 2293.1-1998".

The above listed fire safety measures were observed during the site inspection on 3 August 2022 as shown in the below photographs taken onsite.



Photograph 1: Portable fire extinguishers installed



Photograph 2: Fire rose reels and exit signs installed



Photograph 3: Emergency lighting installed



Photograph 4: Exit direction sign required above opening to reception area

In terms of advising if the existing essential fire safety measures require any change as a result of the change of use of the tenancy for use as a vehicle repair station, I can advise that:

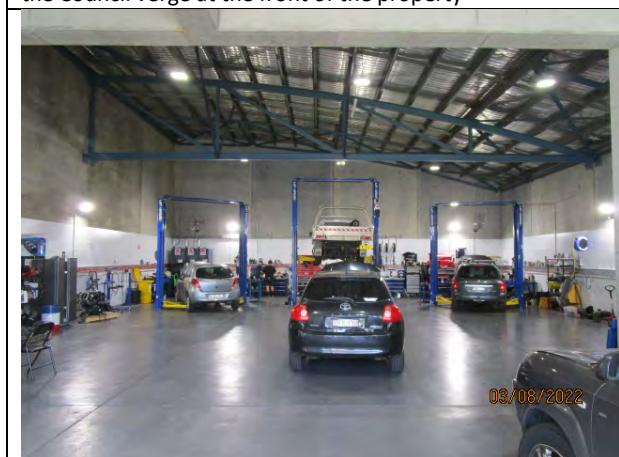
1. A new illuminated exit direction sign, complying with AS/NZS 2293.1-2018 is required above the opening to the reception area to comply with BCA Clause NSW E4.6(a).
2. The standard of performance for the hose reel should be changed from "AS 2441-1995" to AS 2441-1988 as there was no AS 2441-1995.
3. The hose reel meets the coverage requirements of AS 2441-1988 such that all points on the floor are within reach of a 4m hose stream issuing from a nozzle at the end of the hose (length not exceeding 36m) laid on the floor.
4. The standard of performance for the exit signs and emergency lighting should be changed from "AS 2293.1-1998" to AS/NZS 2293.1-1998.
5. The portable fire extinguishers installed in the tenancy are 4.5kg ABE powder type extinguishers which are appropriate for vehicle repair stations.
6. The building is provided by a street hydrant in the Council verge at the front of the property and meets the coverage requirements of AS 2419.1-2005 such that all portions of the building shall be within reach of a 10 m hose stream, issuing from a nozzle at the end of a 60 m length of hose laid on the ground; and a minimum of 1 m of hose shall extend into any room served.



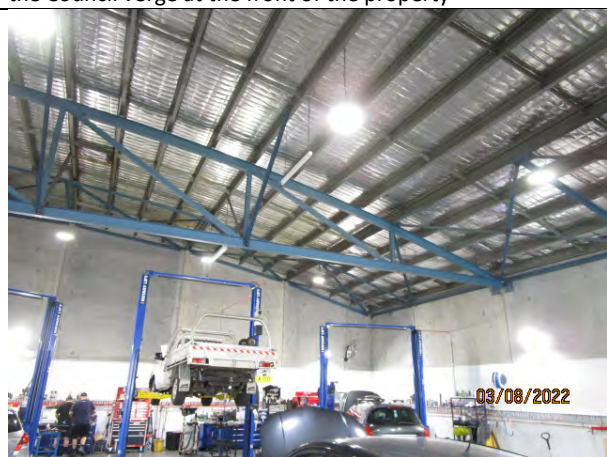
Photograph 5: The building is provided by a street hydrant in the Council verge at the front of the property



Photograph 6: The building is provided by a street hydrant in the Council verge at the front of the property



Photograph 7: Inside the tenancy



Photograph 8: Inside the tenancy

F. Fire Safety Measures Recommendations

The following recommendations are provided to address the implications of the change of use on the fire safety measures in the Ground Floor tenancy at 187 South Creek Road, Cromer:

1. A new illuminated exit direction sign, complying with AS/NZS 2293.1-2018 is required above the opening to the reception area to comply with BCA Clause NSW E4.6(a);

2. The building's fire safety schedule should be amended to correct the standard of performance for the hose reel to AS 2441-1988; and
3. The building's fire safety schedule should be amended to correct the standard of performance for the exit signs and emergency lighting to AS/NZS 2293.1-1998.

If you require any further information, please contact the undersigned on (02) 8386 0737 or email greg@murrowconsulting.com.au

Yours faithfully,

DRAFT

Greg Murrow

Director – Murrow Consulting Pty Ltd

Grad Dip Build Surv, Dip Access Consulting

AIBS National Accredited Level 1 Building Surveyor

NSW Fair Trading Registered Unrestricted Building Surveyor

DRAFT

ANNEXURE 1 – AUTHOR’S CURRICULUM VITAE



Murrow Consulting Pty Ltd
PO Box 771
Drummoyne NSW 1470

murrowconsulting.com.au
02 8386 0737
info@murrowconsulting.com.au

CURRICULUM VITAE OF GREG MURROW



Greg Murrow is a specialist Building Code of Australia (BCA) consultant holding the peak registration as an Unrestricted Building Surveyor with NSW Fair Trading since 2010 and AIBS Accredited Membership as Level 1 Building Surveyor, after commencing his professional building surveying career in 1999 and founding Murrow Consulting Pty Ltd in 2015.

Greg is also an accomplished Access Consultant having obtained a Diploma in Access Consulting and Associate Membership with the Association of Consultants in Access Australia (ACAA) which supplemented his existing extensive experience and expertise in the field of access consulting.

Having enjoyed a 10 year (2009-2019) career as a BCA fire safety defects expert witness has allowed Greg to attain an intimate knowledge and deep understanding of the BCA and Disability (Access to Premises – Buildings) Standards 2010.

ACCREDITATIONS & AFFILIATIONS

- Unrestricted Building Surveyor with NSW Fair Trading – Registration No: BDC1767 since 2010
- Level 1 Building Surveyor Accredited Membership with Australian Institute of Building Surveyors (AIBS) since 2022 and Full Member since 2003
- Associate Member of Association of Consultants in Access Australia (ACAA) since 2019
- Member Association of Australian Certifiers (AAC) since 2010
- Member Engineers Australia Society of Fire Safety (SFS) since 2015
- Member Fire Protection Association (FPA) Australia since 2015

TERTIARY QUALIFICATIONS

- Bachelor of Applied Science Degree with major studies in Environmental Health with Credit – University of Western Sydney 2001
- Graduate Diploma in Building Surveying – University of Western Sydney 2008
- Diploma of Access Consulting – Access Institute 2020

SUPPLEMENTARY QUALIFICATIONS

- National WHS General Construction Induction Training – WorkCover NSW 2014
- Advanced Building Regulations Short Course – UTS 2006
- Development Control Short Course – UTS 2001

DESIGN REVIEWS FOR BCA COMPLIANCE AND ACCESS COMPLIANCE

- Experienced and proficient assessor of building designs to identify Deemed-to-Satisfy (DTS) non-compliances and advisor of design improvements and innovations resulting in value adding for the client.

AUTHOR OF PERFORMANCE SOLUTIONS

- Leading author of BCA Part A2 qualitative Performance Solutions for an extensive range of DTS matters concerning:
 - Access and Egress;
 - Services and Equipment;
 - Health and Amenity.

FIRE SAFETY DEFECTS EXPERT WITNESS

- Extensive experience as a BCA fire safety defects expert witness attained from the appointment as the expert witness on over 120 significant litigation proceedings predominantly relating to residential buildings and mixed use residential / commercial buildings.
- Inspections of more than 9000 apartments in addition to common areas, and expert witness reporting in accordance with the NSW Civil & Administrative Tribunal Procedural Direction 3 for Expert Witnesses; and the Uniform Civil Procedure Rules 2005 – Schedule 7 Expert witness code of conduct.
- Giving of evidence in the Supreme Court of NSW, the NSW Civil and Administrative Tribunal (NCAT) and the Land & Environment Court.
- Expert witness on other building code and regulations matters with concerted attention to detail, transparency and objectivity.

CAREER

Murrow Consulting Pty Ltd

Founder and Director – October 2015 to present

AED Group

Associate Director – April 2008 to October 2015

City of Sydney Council – January 2005 to April 2008

- Specialist Building Surveyor (May 2007 to April 2008)
- District Building Surveyor (January 2006 to May 2007)
- Building Compliance Officer (Contract Position) January 2005 to June 2005

Leichhardt Municipal Council – October 2004 to January 2005

Building Surveyor (Contract Position)

Penrith City Council – February 2004 to September 2004

Building Surveyor (Contract Position)

Fairfield City Council – January 1999 to April 2003

- District Building Surveyor (December 2000 to April 2003)
- Trainee Health & Building Surveyor (January 1999 to December 2000)

ANNEXURE 2 – EXISTING FIRE SAFETY SCHEDULE

Fire Safety Statement

Part 9 of the Environmental Planning and Assessment Regulation 2000



Please note:

Information to assist building owners to complete each section of the statement is provided on pages 3, 4 and 5.

Section 1: Type of statement

This is (mark applicable box): ☒ an annual fire safety statement (complete the declaration at Section 8 of this form)
☐ a supplementary fire safety statement (complete the declaration at Section 9 of this form)

Section 2: Description of the building or part of the building

This statement applies to: ☒ the whole building ☐ part of the building

Address

187 SOUTH CREEK RD, CROMER NSW 2099

Lot No. (if known)

DP/SP (if known)

Building name (if applicable)

Provide a brief description of the building or part (building use, number of storeys, construction type etc)

COMMERCIAL
TWO STOREYS

Section 3: Name and address of the owner(s) of the building or part of the building

Name

LONG REEF GROUP PTY LTD

Address

28/176 SOUTH CREEK ROAD, CROMER NSW 2099

Section 4: Fire safety measures

Fire safety measure	Minimum standard of performance	Date(s) assessed	APFS *
Portable Fire Extinguishers	AS 2444-2001	05-10-2021	F013350A
Fire Hose Reels	AS 2441-1995	05-10-2021	F013350A
Exit Lights	AS 2293.1-1998	05-10-2021	F013350A
Emergency Lights	AS 2293.1-1998	05-10-2021	F013350A

* See notes on page 4 about how to correctly identify an accredited practitioner (fire safety) (APFS).

Section 5: Inspection of fire exits and paths of travel to fire exits (Part 9 Division 7)

Part of the building inspected	Date(s) inspected	APFS *
WHOLE	05-10-2021	F013350A

* See notes on page 4 about how to correctly identify an accredited practitioner (fire safety) (APFS).

Section 6: Name and contact details of each accredited practitioner (fire safety) (APFS)

Full name	Phone	Email	Accreditation No.*	Signature
ADRIAN SEROTZKI	0405 901 550	info@customfire.com.au	F013350A	

* Where applicable – see notes on page 4 for further information.

187 SOUTH CREEK RD, CROMER NSW 2099

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