

25 June 2021

Nicki Keogh
C/- Turnbull Planning International Pty Ltd
2301/4 Daydream Street,
WARRIEWOOD NSW 2102

Dear Nicki,

By Email

**Re: Building Code of Australia Inspection & Reporting Service
Premises: Ground Floor Tenancy – 1031 Barrenjoey Road, Palm Beach NSW 2108**

Further to the above matter and to the inspection of the café tenancy at 1031 Barrenjoey Road, Palm Beach NSW 2108 on Friday, 4 June 2021.

Introduction

This commentary relates to the existing ground floor café approved by Pittwater Council under Development Consent DA1255/00. The tenancy is now the subject of a Notice given by Northern Beaches Council, Numbered EPA2021/0106 and dated 3 May 2021 requiring remediation of a landscaped area.



Photograph: Location – 1031 Barrenjoey Road, Palm Beach NSW 2108 – Courtesy of Google Maps

All correspondence to PO Box 1492 DEE WHY NSW 2099
p. 0417 027 749 e. info@allstatebuildingsurveying.com.au
All State Building Surveying Pty Ltd
www.allstatebuildingsurveying.com.au
ABN 12 096 483 439

All State Building Surveying Pty Ltd

Building Surveying, Fire and Safety Engineering

Subject Premises

The subject premises are described as Ground Floor Café, 1031 Barrenjoey Road, Palm Beach NSW 2108. The tenancy was approved for use as a Café by Pittwater Council under Development Consent DA1255/00.

Purpose of Report

The purpose of this report is to provide a written commentary regarding the ground floor awning and deck extension to the boundary associated with the café tenancy for BCA compliance purposes.

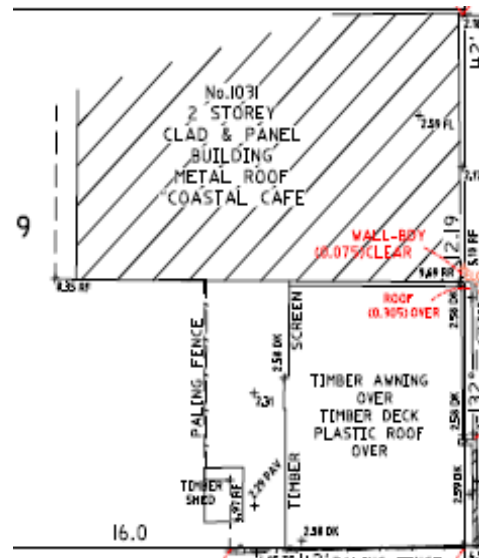
Extent of the Inspection and Report

The extent of the inspection is limited to the walk-through inspection of the ground floor café, completed at approximately 2:30pm on Friday, 4 June 2020.

Our inspection revealed that an approximate 2.09m x 4.61m (approximately 9.6m² in area) awning addition had been made to existing awning and deck. The structure is timber framed and has been provided with translucent roof sheeting covering. Gutter and down piping have been provided – please refer to the photo for details.



Inspection Photo - Friday, 4 June 2021



Extract from survey report

Building Code of Australia Considerations

In respect of our inspection and for the purposes of the Building Code of Australia (BCA), we describe the existing café tenancy as a Class 6 – Retail premises.

The overall building is considered to exhibit the following BCA characteristics –

<u>Item</u>	<u>Category</u>	<u>Description</u>
01.	Classification	Classes 6 with ground and top floor residential – Class 2
02.	Rise in storeys	Rise in storeys of two (2)
03.	Type of Construction	Required to satisfy Type C construction in consideration of Clause C1.5.
04.	Effective height	Effective height of less than 12m.
05.	Climate Zone	Located in Climate Zone 5

All State Building Surveying Pty Ltd
Building Surveying, Fire and Safety Engineering

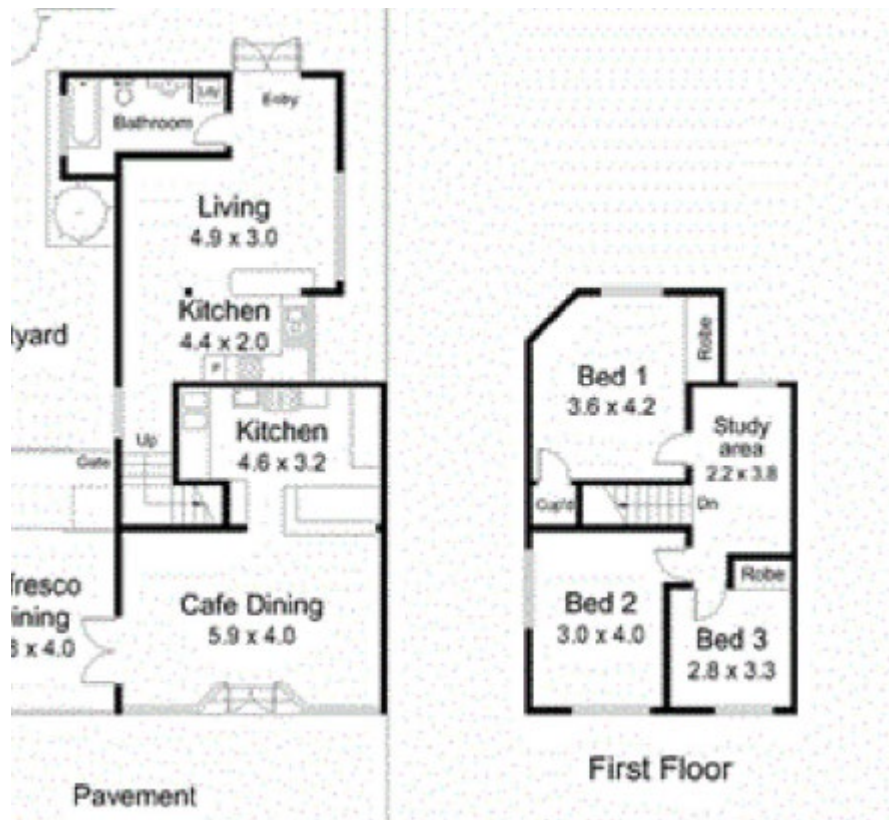


Photo - Existing floor plan layout showing uses for definition of Classes 6 and 2.

BCA compliance works for Awning Additions

The building is required to satisfy the requirements of Type C construction. Where Type C construction is the lowest fire resisting construction available under the BCA, and Type A is the highest, and so the new awning additions will also need to be BCA compliant.

In Deemed to Satisfy (DtS) BCA terms, the awning structure has external columns within 1.5m of the side boundary. Those columns are required to be fire resistant to satisfy Table 5.1 of Specification C1.1. The new roof covering to the awning additions need not be fire resistant or non-combustible. The necessary fire resistance for the external columns is noted as being not less than FRL 90/-/-.

Given that the BCA is a performance base document, the awning additions, should be considered in that light and the issue fire resistance to external timber columns should be considered through a BCA performance solution. The solution should be developed by a suitably qualified and experienced Accreditor Fire Engineer.

In addition, whilst the awning appeared to be structural adequate and in good order, a structural engineer should be engaged to provide written report stating structural qualities.

All State Building Surveying Pty Ltd
Building Surveying, Fire and Safety Engineering

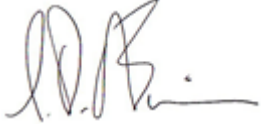
Summary

In our view, the awning is readily able to satisfy the performance requirements of the BCA provided the items identified above are satisfactorily and this report updated to reflect those revisions.

Thank you once again for this opportunity to be of assistance and for any additional information, please contact the undersigned.

Yours faithfully,

All State Building Surveying Pty Ltd



Sean O'Brien, Senior Building Surveyor

sean@allstatebuildingsurveying.com.au

0417 027 749.

Attachments

1. BCA Check List Report
2. Proposed Fire Safety Measure Table

PROJECT – Class 2 & 6

Portion – – Ground Floor Café only

ADDRESS – 1031 Barrenjoey Road, Palm Beach

BCA CHECKLIST – Ground Floor Café only				
Part A – General				
CLASSIFICATION	A1.3	Use		Class 2
2 storey building, containing a part ground floor Café and an attached 1 & 2 storey Dwelling				
Part C – Fire Resistance	Clause	Compliant?	Comment	Work required
RISE IN STOREYS	C1.2	Noted	2	
TYPE OF CONSTRUCTION	C1.1	Complies	Type B	
TWO STOREY CLASS 2 BUILDINGS	C1.5	Complies	C1.1 Altered to Allow Type C	
FRLs REQUIRED	Spec C1.1	Required		
External walls		FI	90/90/90	Building
Fire wall		FI	90/90/90	Building
Ceilings		FI	60/60/60	Ceiling
Bounding Walls		N/A		
External Columns	>1.5m FSF	DNC	90/-/-	Awning Posts
Roofs		N/A		
FLOOR WALL & CEILING COVERINGS	C1.10	FI		
COMPARTMENTATION	C2.2	FI	90/90/90	Bounding walls
VERTICAL SEPARATION	C2.6	N/A		
FIRE WALLS AFFECTED	C2.7	N/A		
Separation of classes in same storey	C2.8	FI		See FRL above
Separation of classes in different storeys	C2.9	FI		See FRL above
ELECTRICAL SUPPLY SYSTEM	C2.13	N/A		
OPENINGS IN EXTERNAL WALLS	C3.2	N/A		
PROTECTION OF OPENINGS	C3.4	N/A		
OPENINGS IN FIRE WALLS	C3.5	N/A		
Part D1 PROVISION FOR EGRESS – Ground Floor Café only				
NO OF EXITS NEEDED	D1.2	Complies		1 provided
FIRE ISOLATED?	D1.3	N/A		
TRAVEL DISTANCES	D1.4	Complies		
EXIT SEPARATION	D1.5	N/A		
EXIT DIMENSIONS	D1.6	N/A		
FIRE ISOLATED STAIRS	D1.7	N/A		
NON-FIRE ISOLATED STAIRS	D1.9	N/A		
DISCHARGE FROM EXITS	D1.10	Existing		
NON-REQUIRED STAIRS	D1.12	Noted		
PERSONS ACCOMMODATED	D1.13	Noted		
DISTANCE MEASUREMENT	D1.15	Noted		
Part D2 CONSTRUCTION OF EXITS – Ground Floor Café only				
FIRE ISOLATED STAIRS	D2.2	N/A		
NON-FIRE ISOLATED STAIRS	D2.3	FI		
SEPARATION OF STAIRS	D2.4	N/A		
SMOKE LOBBIES	D2.6	N/A		
INSTALLATIONS IN EXITS	D2.7	N/A		
ENCLOSURE under stairs	D2.8	N/A		
WIDTH OF STAIR	D2.9	N/A		
RAMP GRADE max 1:8	D2.10	N/A		
FIRE ISOLATED PASSAGEWAYS	D2.11	N/A		
TREADS & RISERS	D2.13	FI		Entry steps

Part D2 CONSTRUCTION OF EXITS	Clause		Comment	Work required
LANDINGS	D2.14	N/A		
THRESHOLDS	D2.15	N/A		
BALUSTRADES	D2.16	N/A		
HANDRAILS	D2.17	N/A		
DOORWAYS & DOORS	D2.19	N/A		
DOOR SWINGS	D2.20	N/A		
RE-ENTRY FROM EXITS	D2.22	N/A		
SIGNS	D2.23	N/A		
Part D3 - ACCESS FOR DISABLED – Ground Floor Café only				
ACCESS TO BUILDINGS	D3.2	Existing	FI	
PARTS OF BUILDING ACCESSIBLE	D3.3	Existing	FI	Door widths
CONCESSIONS	D3.4	Noted		
CAR PARKING	D3.5	Existing	FI	location
IDENTIFICATION OF FACILITIES	D3.6	FI		
HEARING HELP SYSTEM	D3.7	N/A		
TACTILE INDICATORS	D3.8	FI		
GLAZING ON AN ACCESSWAY	D3.12	FI		
Part E1 - FIRE FIGHTING EQUIPMENT – Ground Floor Café only				
HYDRANTS	E1.3	N/A		
HOSE REELS	E1.4	N/A		
SPRINKLERS	E1.5	N/A		
PORTABLE EXTINGUISHERS	E1.6	FI		
Part E2 - SMOKE HAZARD MANAGEMENT – Ground Floor Café only				
PROVISION FOR SMOKE HAZARDS	E2.2	N/A		
Part E3 - LIFT INSTALLATIONS				
STRETCHER FACILITY	E3.2	N/A		
FIRE USE WARNING	E3.3	N/A		
EMERGENCY LIFTS	E3.4	N/A		
LANDINGS	E3.5	N/A		
DISABILITIES FACILITIES	E3.6	N/A		
Part E4 - EMERGENCY LIGHTING, EXITS SIGNS & WARNING SYSTEMS – Ground Floor Café				
EMERGENCY LIGHTING NEEDS	E4.2	FI		
DESIGN & OPERATION	E4.4	N/A		
EXIT SIGNS	E4.5	FI		
DIRECTION SIGNS	E4.6	N/A		
COMMUNICATION SYSTEMS	E4.9	N/A		
Part F2 - HEALTH & AMENITY– Ground Floor Café only				
NO. OF FIXTURES	F2.2	Existing		
FACILITIES IN CLASS 3-9	F2.3	Provided		
DISABILITIES FACILITIES	F2.4	FI		
TOILET CONSTRUCTION	F2.5	N/A		
MICROBIAL CONTROLS	F2.7	Noted		
WASTE MANAGEMENT	F2.8	Noted		
Part F3 - ROOM SIZES – Ground Floor Café only				
SIZES OF ROOMS	F3.0	Noted		
HEIGHTS	F3.1	Existing		Compliance assumed
Part F4 - LIGHT & VENTILATION – Ground Floor Café only				
PROVISION OF NATURAL LIGHT	F4.1	FI		
EXTENT OF NATURAL LIGHT	F4.2	N/A		
ARTIFICIAL LIGHTING	F4.4	Existing	FI	
VENTILATION	F4.5	Existing	FI	
NATURAL VENTILATION	F4.6	FI		
WATER CLOSET POSITIONS	F4.8	Existing	FI	
CAR PARKS	F4.11	N/A		
KITCHEN ETC EXHAUSTS	F4.12	Existing	FI	

1031 Barrenjoey Road, Palm Beach
Ground Floor - Cafe
Fire Safety Measures Table

1. Proposed Fire Safety Measure

No.	Element	Design Standard	Maintenance Standard
01.	Path of Travel	BCA Part D1	BCA Part D1
02.	Portable Fire Extinguishers	AS 2444	AS 2444
03.	Illuminated Exit Sign	AS 2293.1	AS2293.1