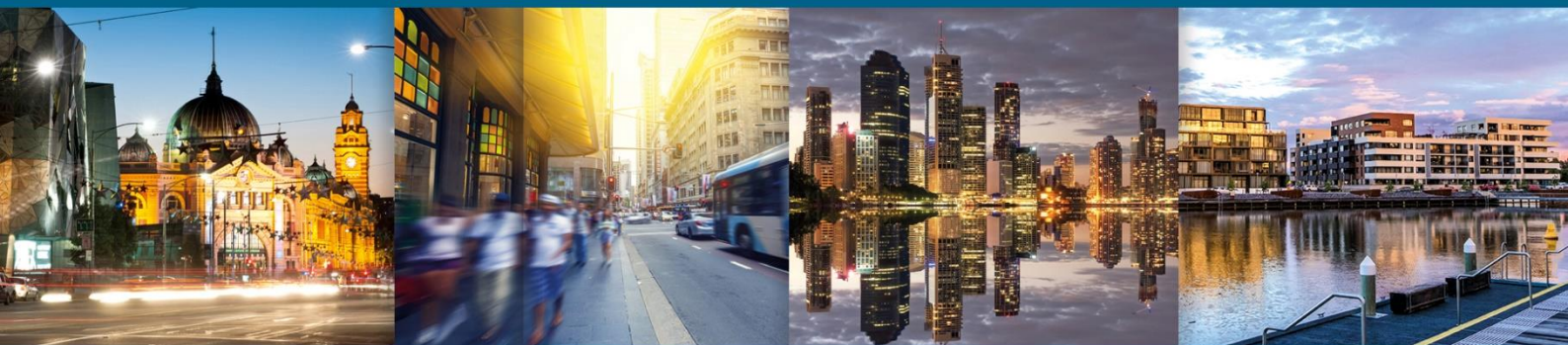


BCA and Access Report

The Palms Eatery

327 Mona Vale Road, Terrey Hills




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1. Introduction

This report presents the findings of an assessment for the existing Eatery building which is located at The Palms Nursery - 327 Mona Vale Road, Terrey Hills. The report will carry out a BCA and Accessibility assessment against the relevant Deemed-to-Satisfy (DtS) provisions of Building Code of Australia (BCA) 2022. This report has been prepared to support the submission of a Development Application.

This report has been prepared by Steve Watson and Partners for The Palms Eatery Pty Ltd being the owners of the subject site.

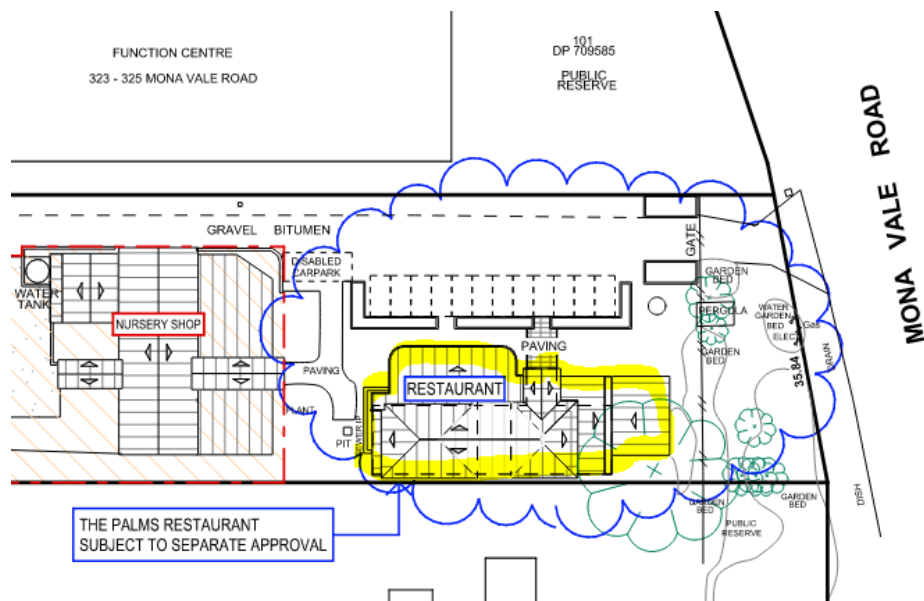


Figure 1. Location of the subject Eatery Building (shown yellow)

1.1. Purpose

The purpose of this report is to assess the as built Eatery building against the Deemed-to-Satisfy Provisions of BCA 2022, and to clearly outline those areas (if any) where compliance is not achieved, where areas may warrant redesign to achieve strict BCA compliance or where areas may be able to be assessed against the relevant performance criteria of BCA 2022.

1.2. Scope

The scope of this assessment is limited to a review of the existing condition of the building against the relevant BCA and Accessibility provisions, following a visual inspection of the site on 7th of February 2024 as well as a review of the as built architectural plans referenced in Appendix A of this report.

1.3. Limitations

This report does not include nor imply any detailed assessment for design, compliance or upgrading for:

1. The structural adequacy or design of the building;
2. The inherent derived fire-resistance ratings of any proposed structural elements of the building (unless specifically referred to); and

This report does not include, or imply compliance with:



1. The National Construction Code – Plumbing Code of Australia Volume 3
2. The Disability Discrimination Act 1992 including the Disability ((Access to Premises – Buildings) Standards 2010 – unless specifically referred to)
3. The Energy Efficiency parts of BCA2022 (Section J).
4. Demolition Standards not referred to by the BCA;
5. Work Health and Safety Act 2011;
6. Requirements of Australian Standards unless specifically referred to;
7. Requirements of other Regulatory Authorities including, but not limited to, Telstra, Telecommunications Supply Authority, Water Supply Authority, Electricity Supply Authority, Work Cover, Roads and Maritime Services (RMS), Local Council, ARTC, Department of Planning and the like; and
8. Conditions of Development Consent issued by the Local Consent Authority.

2. Description of Proposed Development

The existing Eatery building comprises a restaurant / bar. The building is constructed with a combination of masonry and lightweight weatherboard walls.

Summary of Construction Determination	
BCA Classification	Class 6 (licenced restaurant)
Number of storeys contained	1
Rise in storeys	1
Floor area	470m ²
Type of construction required	Type C

3. Assessment

The assessment undertaken is in relation to the as built Eatery building which has been documented on a set of architectural plans prepared for the Development Consent Application. The technical details required for a Development Consent are far less than that required for a Construction Certificate and as such, this assessment is designed to address a higher-level assessment of the building against the provisions of the BCA.

The main purpose of this report is to address any major design changes required to the building, services required to be installed, and the fundamentals of design required by sections C, D, E and F of the BCA. This report does not address the design requirements for the structure of the building (Section B), or for the detailed design of services (Section E).

3.1. Section C: Fire Resistance

In line with the requirements of Clause C2D2, the building is required to comply with the requirements of Type C construction being a single storey Class 6 building. The building has a floor area of approximately 470m² which therefore complies with the 2000m² compartment limitation of Clause C3D3.

with D2D15 of the BCA. The existing exits are capable of accommodating a maximum of 200 occupants which is considered sufficient for a building of this size and nature (although a limiting factor of 100 patrons and 20 staff will be relied upon due to the sanitary facilities – See Part F of this report).

The exit from the rear kitchen area will require a new external staircase and handrail to be installed in accordance with Clause D2D15. The staircase must include non-slip nosing strips across each stair tread.

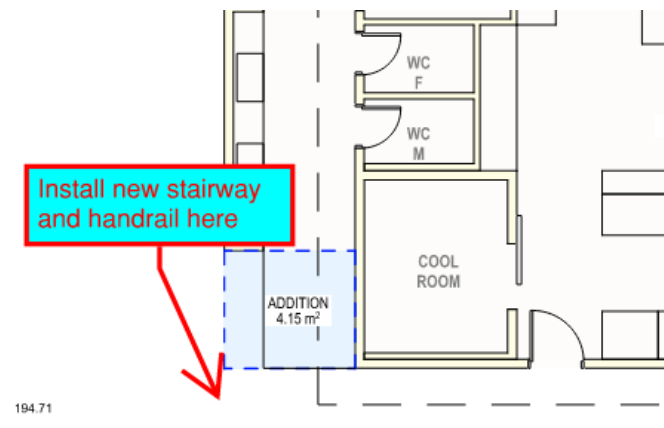


Figure 4 – External staircase location

The doorways serving as required exits do not swing in the direction of travel in accordance with D3D25. It is noted that the main entry doors remain in the open position whilst the building is in use, therefore it is recommended that the operation of these doors be addressed via a management plan and/or performance solution which will allow the free passage of occupants during the buildings operation. The rear door adjacent the commercial kitchen is required to be modified to swing in the direction of travel in accordance with Clause D3D25.

3.2.1. Part D4: Access for People with a Disability

The subject Eatery building forms part of the Nursey complex. The principal pedestrian entrance into the Eatery is located at the main entrance doors adjacent to the carpark. An accessway is then provided to and within all areas normally used by the occupants of the Eatery (excluding the kitchen and bar areas which are deemed to receive a Clause D4D5 exemption due to the use of these areas).

The pathways which provide access to the Eatery are capable of achieving a gradient no steeper than 1:20, therefore no handrails or tactiles will be required as per D4D4 and AS 1428.1-2009.

It is noted that there is a designated accessible car space provided adjacent to the entrance of the Eatery, however there is no bollard installed. Therefore, a bollard will be required in the shared zone to ensure compliance with Clause D4D6 and AS 2890.6.

3.3. Section E: Services and Equipment

The building has a floor area of less than 500m², therefore it does not need to be served by the following:

- Fire hydrant system as per E1D2;
- Fire hose reels as per E1D3; or
- Sprinklers as per E1D4.



During the inspection, portable fire extinguishers were observed and installed throughout the Eatery, however it is noted that an additional fire extinguisher will be required in the kitchen (adjacent to the fryer). The fire extinguisher must cover Class F fire risks as per Clause E1D14(3)(b).

The building is single storey and does not require a smoke detection or alarm system as per E2DE2.

It is noted that emergency lighting is provided throughout the building in accordance with Clause E4D2. Additional exit signs are required to be provided in the path of travel and above the required exit located at the rear of the commercial kitchen to comply with Clauses E4D5 and E4D6.

3.4. Section F: Health and amenity

A visual inspection was undertaken on the subject building and it was observed that the external walls comprised of a combination of masonry and lightweight weatherboard. The form of construction is capable of achieving compliance with the relevant weatherproofing provisions of Section F.

The Eatery building has an existing accessible sanitary compartment and a single male and female sanitary compartment (with shared wash basins). It is also noted that the Eatery is part of the Nursey complex, therefore the existing staff toilets (comprising of one (1) male and one (1) female compartment) located in the detached “Nursey Shop” will be utilised by the staff of the Eatery. Based off these existing sanitary facilities, the following population numbers will be allowed for (noting the staff will be using the existing male and female compartments in the “Nursey Shop”).

Staff

Max 10 male staff (reliant on the existing male compartment in the Nursey Shop)

Max 10 female staff (reliant on the existing male compartment in the Nursey Shop)

Restaurant patrons

Max 50 male patrons (reliant on the accessible compartment and the male WC which is used as a urinal)

Max 50 female patrons (reliant on the accessible compartment and female WC)

Clause F4D5 requires at least one (1) accessible compartment in accordance with AS 1428.1-2009 and one (1) male and one (1) female WC to be constructed as an ambulant compartment in accordance AS 1428.1-2009. During the site inspection, it was noted that the existing accessible compartment did not meet the provisions of AS 1428.1-2009 and both the male and female compartments were not constructed as ambulant compartments as per AS 1428.1-2009.

The existing accessible sanitary compartment will need to be upgraded to comply with AS 1428.1-2009. This includes (but not limited to)

- An 1850mm high mirror as per Clause 15.4.1 of AS 1428.1-2009;
- A compliant wash basin which allows knee clearance as per Clause 15.3.1 of AS 1428.1-2009;
- A compliant grabrail for the WC as per Clause 15.2.7 of AS 1428.1-2009
- Compliant signage installed adjacent to the doorway as per BCA Clause D4D7

With regards to the male and female ambulant compartments, upgrades will be required to ensure compliance with Clause 16 of AS 1428.1-2009 (see below figures to assist with compliance)

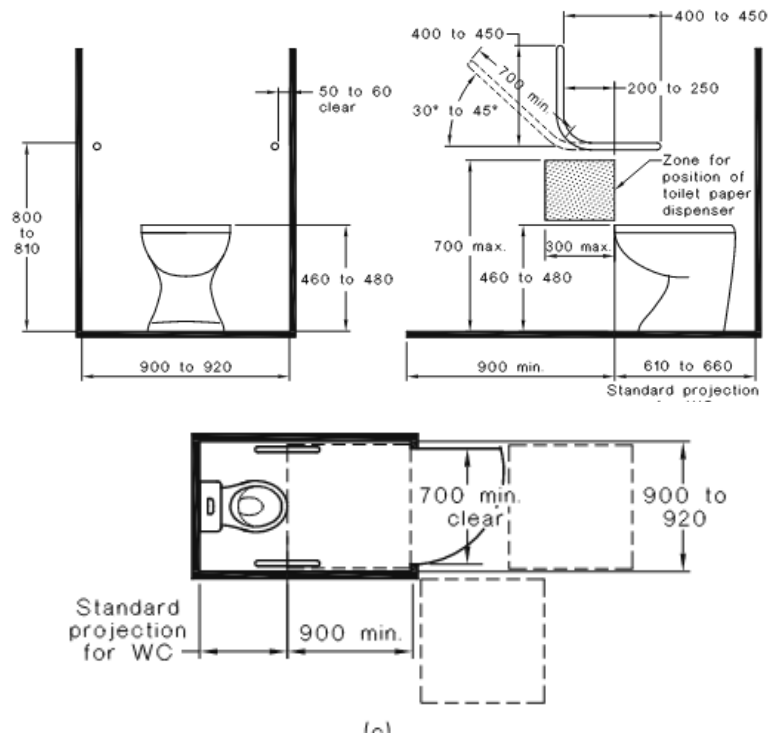


Figure 5 – Ambulant compartment requirements

The Eatery has ceiling heights greater than 2400mm, therefore compliance with F5D2 is achieved.

The Eatery will rely upon natural ventilation which is achievable by the operable windows.

Compliance with the natural ventilation provisions of F6D7 is achievable.



3.5. Conclusion

Upon inspection of the as built Eatery, as well as a review of the architectural drawings listed in Appendix A, it is our opinion that the subject building has been assessed against the applicable provisions of the Building Code of Australia (BCA) (including the relevant Accessibility Provisions) and it is considered that the Eatery building is capable of complying with the BCA, subject to the areas below being addressed.

1. Construct FRL 90/90/90 external walls (from an external direction only) in the areas shown green in figure 2 as per Clause C2D2 and table S5C24.
2. Fix the windows (shown yellow in figure 3) and install external drenchers above the window openings. Furthermore, install FRL -/60/30 fire doors in the locations shown pink in figure 2 as per Clause C4D3 and C4D5.
3. Install a new external egress stair at the rear of the building in accordance with Clause D2D15. Note: this will require a handrail and nosing strips.
4. Create a management in use plan and/or performance solution that documents the procedures for doors forming required exits being secured in the open position when the building is occupied.
5. Ensure the exit door from the kitchen swings outwards as per Clause D3D25.
6. Install a bollard in the shared zone adjacent to the accessible parking space as per Clause D4D6 and AS 2890.6.
7. Install a portable fire extinguisher in the kitchen (adjacent to the fryer) which can cover Class F fire risks as per Clause E1D14(3)(b).
8. Install illuminated directional signs along the path of travel to lead occupants to the required exits. Furthermore, install an illuminated exit sign over the kitchen doorway which is used as a required exit. All exit / directional signs must be installed in accordance with Clause E4D5 and E4D6.
9. Upgrade the existing accessible sanitary compartment to ensure compliance with AS 1428.1-2009
10. Upgrade the male and female sanitary compartments to ensure they are constructed as ambulant compartment in accordance with AAS 1428.1-2009.



Appendix A – Referenced Documentation

The following documentation was used in the preparation of this report:

Drawing No.	Title	Issue	Date	Drawn By
BIC.01	Site Plan	A	20.12.23	JJ Drafting
BIC.02	Restaurant roof plan	A	20.12.23	JJ Drafting
BIC.03	Existing Restaurant Floor Plan	A	20.12.23	JJ Drafting
BIC.04	Restaurant Floor Plan	A	20.12.23	JJ Drafting
BIC.05	Restaurant East & West Elevations	A	20.12.23	JJ Drafting
BIC.06	Restaurant North & South Elevations	A	20.12.23	JJ Drafting
BIC.07	Section AA	A	20.12.23	JJ Drafting

Appendix B – Existing and Proposed Fire Safety Schedule

A copy of the existing annual Fire Safety Statement has been provided below which lists the existing fire safety measures in both buildings.

Section 4: Fire safety measures

Fire safety measure	Minimum standard of performance	Date(s) assessed	APFS *
Emergency Lights	BCA E4.2,E4.4, AS2293.1-1995	07/06/2023	NR
Exit Lights	BCA clause E4.5,E4.6,E4.8, AS2293.1-1998	07/06/2023	NR
Portable fire extinguishers	BCA E1.6, AS2444-2005	07/06/2023	NR
Fire doors	BCA spec C3, AS1905.1-1997	07/06/2023	NR
Fire Blanket	AS2444	07/06/2023	NR

* See notes on page 4 about how to correctly identify an accredited practitioner (fire safety) (APFS). Also, new rows can be added if required.

As discussed throughout this report, the following fire safety measures will be required to be added to the safety schedule.

Measure	Standard of Performance
Exit Signs (Restaurant)	BCA 2022 Clause E4D5, NSW E4D6, E4D8 and AS/NZS 2293.1 - 2018
Portable Fire Extinguishers (Restaurant kitchen)	BCA 2022 Clause E1D14 and AS 2444 - 2001
Fire Doors (restaurant and kitchen)	BCA 2022 Specification 12 and AS/NZS 1905.1 - 2015
Wall Wetting Sprinkler and Drencher Systems (restaurant)	BCA 2022 Clause C4D5