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BUILDING CODE OF AUSTRALIA

Assessment Statement

For

Proposed signage and use as pet grooming salon

At

Shop 2, 665 Pittwater Road, Dee Why

Client: Turnbull Planning International Pty Ltd
Report: CF23092-ST02
Date: 12 July 2023

1.0 Description of Proposal

1.1 Description of development

The development is an existing retail premises at Shop 2, 665 Pittwater Road, Dee Why with a proposed use as pet grooming salon and sale of pet supplies. The building is an existing multi-tenanted commercial building with both retail and other commercial office uses.

The tenancy is approximately 75m² in size.

1.2 Referenced documents

This statement is based on information obtained from the client. This includes the following architectural drawings prepared by Archaholics, dated 30 June 2023.

No.	Drawing no.	Revision	Title
1	DA-001	B	Cover Sheet
2	DA-015	B	Site Plan
3	DA-100	B	Ground Floor Plan – Existing
4	DA-101	B	Ground Floor Plan – Proposed
5	DA-110	B	Proposed Signage Elevation

2.0 Description under BCA

2.1 Classification

The proposed development attracts the following classifications.

Part of building	Use	Classification
Shop 2	Retail premises	6

3.0 BCA Compliance Capability

3.1 BCA Compliance Capability

The proposed works are considered capable of complying with the performance requirements of the Building Code of Australia 2022.

If required, performance solutions will be employed in accordance with the performance requirements of BCA 2022. Assessment and verification of these solutions will generally be in accordance with the assessment methodology stipulated under BCA Part A2.

3.2 Structure

No change of use is proposed, and the tenancy will continue to be used as commercial retail space. Structural assessment is outside the scope of the report and advice from a qualified structural engineer should be sought if an assessment of the existing structure is required.

3.3 Access and Egress

An assessment has been carried out and the following points can be confirmed in relation to access and egress requirements under BCA Part D:

- Number of available exits and egress widths are compliant with BCA Clauses D2D3 and D2D8
- Distances to exits comply with BCA Clauses D2D5 requirements
- Disabled access is provided to and within the new ground floor customer areas. Circulation spaces in and around the customer areas are generally compliant with AS 1428.1

3.4 Fire Services and Equipment

The Annual Fire Safety Statement for the building lists required measures to the building. The following fire services and equipment have been assessed as required by the Annual Fire Safety Statement:

- Exit signage to be modified to suit the proposed layout to comply with BCA Part E4
- Emergency lighting will be modified to suit the proposed layout to comply with BCA Part E4
- No fire doors are proposed to be modified as part of the fitout work
- Fire hose reel coverage to the proposed tenancy will comply with BCA Clause E1D3 using the existing fire hose reel located in the common area
- Fire hydrant coverage is provided by street hydrants located in the vicinity
- A portable fire extinguisher is to be installed within the tenancy complying with BCA Clause E1D14
- All required essential fire safety measures will be designed and installed to comply with the requirements of the base-building. Discussions with the relevant services design consultants will be undertaken to ensure appropriate spatial allowances are incorporated into the design

3.5 Health and Amenity

The client has advised that staff sanitary facilities are available in the building as required by BCA Clause F4D4.

Customer sanitary facilities are not required for this tenancy.

4.0 Conclusion

This statement has been provided to accompany the Development Application submission. It is our opinion that the proposed tenancy is capable of complying with the provisions of the Building Code of Australia 2022, subject to Performance Solutions where departures from the Deemed-to-Satisfy provisions of the BCA exist.

Any non-compliance will be addressed prior to the issue of Construction Certificate. Detailed construction drawings are to be provided at the Construction Certificate application stage, demonstrating compliance with the BCA. It is not expected that implementing the above Performance Solutions will affect the proposal to the extent that it will become inconsistent with the subject drawings.