

19 July 2023

Aquatica Tattoo Pty Ltd
Attention – William Schubert
682 Pittwater Road,
BROOKVALE NSW 2100

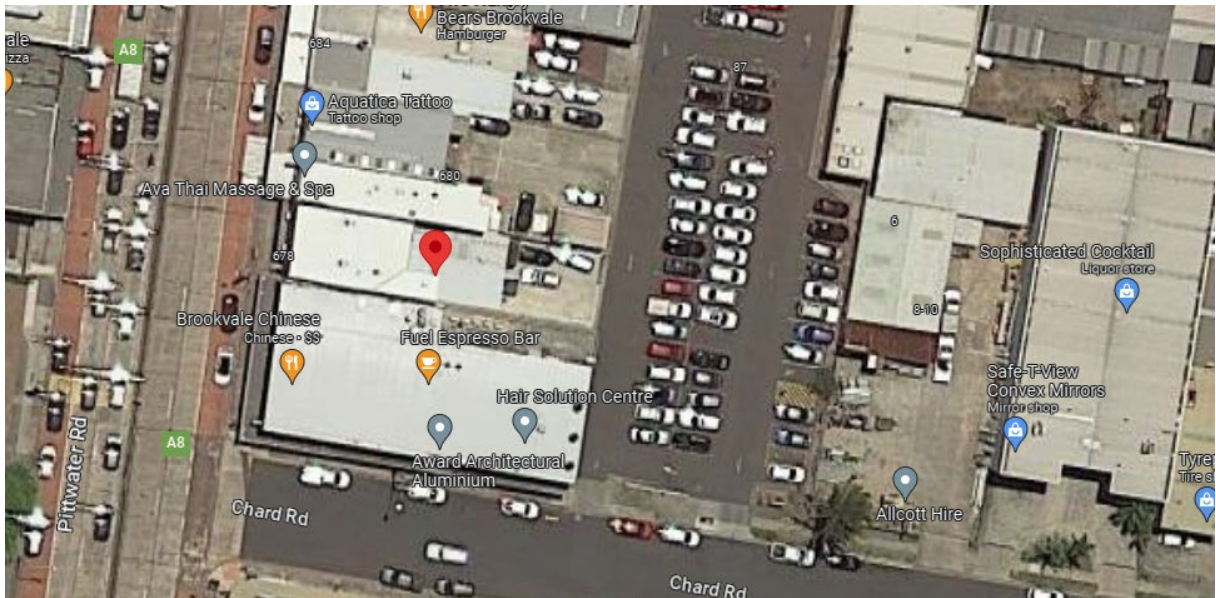
Dear William,

By Email

**Re: Building Code of Australia Inspection & Reporting Service
Premises: 678 Pittwater Road, Brookvale NSW 2100**

Further to the above matter and to the inspection of the existing premises at 678 Pittwater Road, Brookvale NSW 2100 on Monday, 17 July 2023.

This BCA commentary relates to the proposed new ground floor use of the existing commercial premises located at 678 Pittwater Road, Brookvale NSW 2100.



Photograph: Location plan – 678 Pittwater Road, Brookvale NSW 2100 – Courtesy of Google Maps

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Building Surveying, Fire and Safety Engineering

Purpose of Report

The purpose of this report is to identify the requirements of the BCA when applied to the proposed use of the existing ground floor commercial unit at the subject premises.

This report is a high-level commentary that will identify where the proposal is required to comply with the 'Deemed-to-Satisfy (DtS)' provisions of Parts C, D, E & F of the Building of Australia. Where non-compliances are identified, provide upgrading strategies.

BCA Version

The reference document for this report is the Building Code of Australia 2022 (BCA) Volume 1 including the NSW variations as applicable.

Plan Version

We are in receipt of a copy of the sketch plan of the proposed ground floor plan layout of 678 Pittwater Road, Brookvale, unnamed and undated comprising 2 sheets – see attached.

Compliance Issues with the Building Code of Australia (BCA) 2019 Variation 1

In respect to this assessment and for the purposes of the BCA, we describe the existing ground floor unit, as being classified - Class 6 – Retail Premises (Skin Penetration) – Professional Tattooist.

The 1st-floor portion of the building remains unchanged by the proposed ground floor use, being Class 4 – Residential.

The building (as a whole) will have the following BCA characteristics –

<u>Item</u>	<u>Category</u>	<u>Description</u>
01.	Classification	Class 6 (Shop) and Class 4 (Residential)
02.	Rise in storeys	Rise in storeys of two (2)
03.	Type of Construction	Required to satisfy Type C construction.
04.	Effective height	Effective height of less than 12m.
05.	Climate Zone	Located in Climate Zone 5

The comments below are a summary of the issues detailed in the attached table, being -

1. Fire Resistance and Compartmentation

Our inspection revealed that the ground floor retail unit forms a part of an existing two (2) storey free-standing commercial building. The external walls of the building appear to be of masonry construction (apart from the enclosed rear garage). The ground and 1st floor uses, appear to be separated by a concrete slab construction and a concrete stairway. Window openings for the ground floor have been enclosed with glass blockwork.

In terms of Fire Resistance and Compartmentation, we advise that the proposed new use requires the building to satisfy the requirements of Type C construction. Type C construction is the lowest fire-resisting construction available under the BCA, whereas Type A is the highest.

In Type C construction, the separation floor between the ground and 1st-floor residence needs a fire resistance of not less than FRL30/30/30. A concrete floor slab separates the ground floor class 6 from the 1st-floor class 4 resident use.

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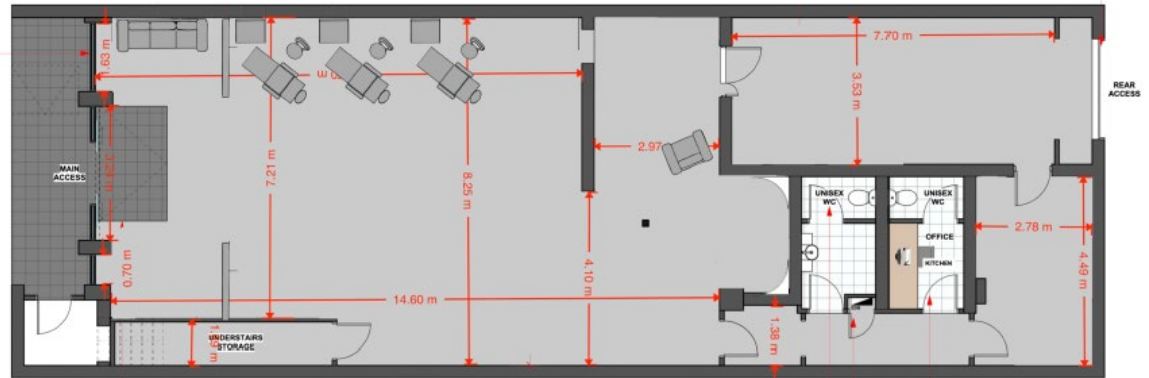
Provided the existing fire separation and construction conditions are maintained, the existing unit can satisfy the requirements of Part C of the BCA.

2. Part D – Access and Egress

In terms of Access and Egress, we would advise –

(i) Parts D1, D2 and D3 – Provision for Escape

In terms of egress, the existing ground floor Class 6 tenancy is provided with a single exit at the front of the shop that leads directly to the roadway on Pittwater Rd.



The travel distance within the shop is approximately 21m to the exit and so the condition in the BCA at Clause D2D5 (3)(b) is satisfied.

The operation of the sliding door needs to comply with the requirements of Clause D3D24 of the BCA.

Provided the egress pathways and travel distance are maintained and the construction issues mentioned above, the existing unit can satisfy the requirements of Parts D1, D2 and D3 of the BCA.

(ii) Part D4 – Access for People with Disabilities

In terms of Part D4 – Access for People with Disabilities, we note from our inspection the shop is provided with ramped access and an automated electric powdered front door. The council has not provided any specific accessible parking in the street, at the main entry to the shop. However, it is noted that a council-controlled car park area is located behind the subject premises. Provision for accessible car parking is made within the car parking area.

Provided the egress pathways and travel distance are maintained and the construction issues mentioned above, the existing unit can satisfy the requirements of Parts D1, D2 and D3 of the BCA

3. Part E - Services and Equipment

In terms of Services and Equipment, we would advise –

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(i) Part E1 – Fire Fighting Equipment

Our inspection revealed that the total floor of the building is not greater than 500m². Consequently, the BCA does not require the installation of an in-property fire hydrant system> Should the Fire Brigade be required to attend the premises, they will be reliant upon the available street hydrants for any activity.

In terms of the ground floor shop, we noted the presents of portable fire extinguishers and illuminated exit signage during our inspection. We have not been provided with a copy or seen a copy of any existing fire safety measure certificate for the building or the shop during our inspection.

The shop will be required to upgrade to be provided with Portable Fire Extinguishers, Emergency Lights, illuminated exit and directional signage to suit the proposed new fit-out.

(ii) Part E2 – Smoke Hazard Management

In terms of smoke hazard management for the proposed new use, the BCA does not require any specific additional fire safety measures.

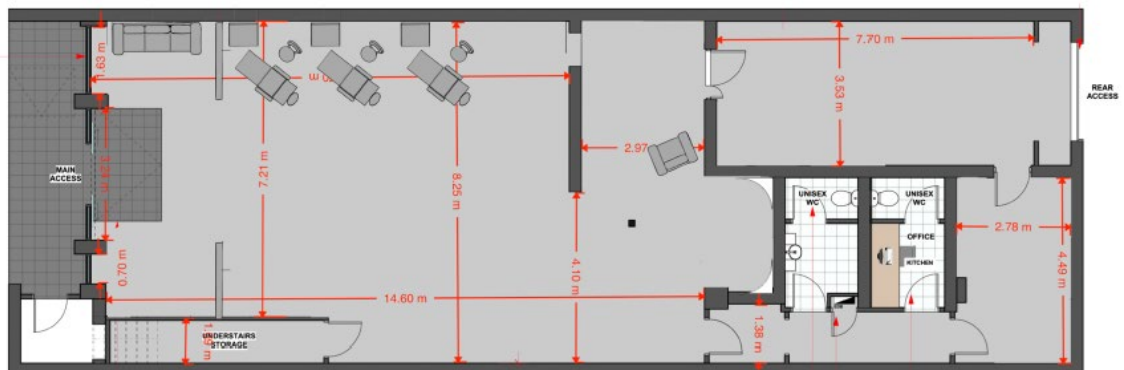
Provided the existing fire separation and construction conditions are maintained and the existing shop is provided with the upgraded fire safety measures as required by the BCA, we are satisfied that the shop is able to comply with the requirements of Part E of the BCA.

4. Part F - Health and Amenity

In terms of Health, Amenity and Sanitary Facilities, we would advise –

(i) Part F2 - Sanitary Facilities

In terms of Sanitary Facilities, we note that the plans have been detailed to allow for the provision of 2 separate unisex facilities for then shop



The proposed sanitary facilities will need to be upgraded so the new fit-out with the provisions of AS 1428.1.

The details of the sanitary facility fit-out will need to be provided to determine compliance with the BCA at the development stage of this proposal.

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(ii) Part F6 - Natural Light & Ventilation

In terms of Health and Amenity, we note that the plans are sufficiently detailed to determine that the existing conditions within the building will satisfy the BCA for the proposed new use in terms of natural light and ventilation.

Summary

In our view, the proposed building is readily able to satisfy the performance requirements of the BCA subject to the items mentioned in this report.

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

A handwritten signature in blue ink, appearing to read 'S. O'Brien', with a horizontal line extending to the right.

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 6

ADDRESS – Ground Floor Shop – 678 Pittwater Road, Brookvale

BCA CHECKLIST				
Part A – General				
CLASSIFICATION	A6G5/G6	Use		Class 6
2 Storey – Ground Floor Shop and 1 st Floor Residence – Class 6 & 4				
Part C – Fire Resistance	Clause	Compliant?	Comment	Work required
RISE IN STOREYS	C2D3	Noted	2	
TYPE OF CONSTRUCTION	C2D2	Complies	Type C	
FRLs REQUIRED	Spec 5	Required		
External walls		Brick	90/90/90	Garage wall
Separation between Floors		Concrete	30/30/30	
Ceilings		N/A		
Fire hazard properties	C2D11	Carpet	Grd floor	Spec 7
COMPARTMENTATION	C3D3	Complies		
VERTICAL SEPARATION	C3D7	N/A		
FIREWALLS AFFECTED	C3D8	N/A		
ELECTRICAL SUPPLY SYSTEM	C3D14	N/A		
OPENINGS IN EXTERNAL WALLS	C4D3	N/A		
PROTECTION OF OPENINGS	C4D5	N/A		
OPENINGS IN FIREWALLS	C4D6	N/A		
BOUNDING CONSTRUCTION	C4D12	N/A		
Part D2 PROVISION FOR EGRESS				
NO OF EXITS NEEDED	D2D3	Complies		1 provided
FIRE ISOLATED?	D2D4	N/A		
TRAVEL DISTANCES	D2D5	Complies		
EXIT SEPARATION	D2D6	N/A		
EXIT DIMENSIONS	D2D6	Complies		
FIRE ISOLATED STAIRS	D2D12	N/A		
NON-FIRE ISOLATED STAIRS	D2D14	Complies		
DISCHARGE FROM EXITS	D2D15	Complies		Operation
NON-REQUIRED STAIRS	D2D17	N/A		
PERSONS ACCOMMODATED	D2D18	Noted		
DISTANCE MEASUREMENT	D2D20	Noted		
Part D3 CONSTRUCTION OF EXITS				
FIRE ISOLATED STAIRS	D3D3	N/A		
NON-FIRE ISOLATED STAIRS	D3D4	N/A		
SEPARATION OF STAIRS	D3D5	N/A		
SMOKE LOBBIES	D3D7	N/A		
INSTALLATIONS IN EXITS	D3D8	N/A		
ENCLOSURE under stairs	D3D9	Complies		
WIDTH OF STAIR	D3D10	N/A		
RAMP GRADE max 1:8	D3D11	Noted		
FIRE ISOLATED PASSAGEWAYS	D3D12	N/A		
TREADS & RISERS	D3D14	N/A		
LANDINGS	D3D15	N/A		
THRESHOLDS	D3D16	DNC		Unisex sanitary
BALUSTRADES	D3D17	N/A		
HANDRAILS	D3D22	N/A		
DOORWAYS & DOORS	D3D24	FI		Force to open
DOOR SWINGS	D3D25	N/A		
RE-ENTRY FROM EXITS	D3D27	N/A		
SIGNS	D3D28	N/A		

Part D4 - ACCESS FOR DISABLED				
ACCESS TO BUILDINGS	D4D3	DNC		
PARTS OF BUILDING ACCESSIBLE	D4D4	DNC		
Exemptions	D4D5	Noted		
CAR PARKING	D4D6	N/A		
Signage	D4D7	DNC		
HEARING Augmentation	D4D8	N/A		
TACTILE INDICATORS	D4D9	DNC		
Ramps	D4D12	FI		
GLAZING ON AN ACCESSWAY	D4D13	DNC		
Part E1 - FIRE FIGHTING EQUIPMENT				
HYDRANTS	E1D1	N/A		
HOSE REELS	E1D3	N/A		
SPRINKLERS	E1D4	N/A		
PORTABLE EXTINGUISHERS	E1D14	Existing		Upgrade Required
Part E2 - SMOKE HAZARD MANAGEMENT				
PROVISION FOR SMOKE HAZARDS	E2D3	Complies		
Part E3 - LIFT INSTALLATIONS				
STRETCHER FACILITY	E3D3	N/A		
FIRE USE WARNING	E3D4	N/A		
EMERGENCY LIFTS	E3D5	N/A		
LANDINGS	E3D6	N/A		
DISABILITIES FACILITIES	E3D8	N/A		
Part E4 - EMERGENCY LIGHTING, EXITS SIGNS & WARNING SYSTEMS				
EMERGENCY LIGHTING NEEDS	E4D2	Existing		Upgrade Required
DESIGN & OPERATION	E4D4	Noted		
EXIT SIGNS	E4D5	Existing		Upgrade Required
DIRECTION SIGNS	E4D6	Noted		Upgrade Required
COMMUNICATION SYSTEMS	E4D9	N/A		
Part F4 - HEALTH & AMENITY				
NO. OF FIXTURES	F4D3	Existing		
FACILITIES IN CLASS 3-9	F4D4	Provided		
DISABILITIES FACILITIES	F4D5	FI		Upgrade Required
TOILET CONSTRUCTION	F4D8	N/A		
MICROBIAL CONTROLS	F4D10	Noted		
WASTE MANAGEMENT	F4D11	Noted		
Part F5 - ROOM SIZES				
SIZES OF ROOMS	F5D1	Noted		
HEIGHTS	F5D2	Existing		Compliance assumed
Part F6 - LIGHT & VENTILATION				
PROVISION OF NATURAL LIGHT	F6D2	Existing	FI	
EXTENT OF NATURAL LIGHT	F6D3	N/A		
ARTIFICIAL LIGHTING	F6D5	Existing	FI	
VENTILATION	F6D6	Existing	FI	
NATURAL VENTILATION	F6D7	Existing	FI	
WATER CLOSET POSITIONS	F6D9	N/A		
CAR PARKS	F6D11	N/A		
KITCHEN ETC EXHAUSTS	F6D12	N/A		

Ground Floor Shop – 678 Pittwater Road, Brookvale
Fire Safety Measures Table

1. Existing Fire Safety Measure

No.	Element	Design Standard	Maintenance Standard
01.	Portable Fire Extinguishers	AS2444	AS2444
02.	Exit Signs	AS2293.1	AS2293.1
02.	Path of Travel	BCA Part D1	BCA Part D1

2. Proposed Fire Safety Measure

No.	Element	Design Standard	Maintenance Standard
01.	Portable Fire Extinguishers	AS2444	AS2444
02.	Illuminated Exit & Directional Signs	AS2293.1	AS2293.1
03.	Emergency Lights	AS2293.1	AS2293.1
04.	Path of Travel	BCA Part D1	BCA Part D1