



8 December 2020

John Sayed
25 Roberts Road
GREENACRE NSW 2190

Dear John,

**Sydney
Newcastle
Port Macquarie**

*building surveying
fire engineering
building codes assessments
project management
access assessments
energy and Part J assessments*

STRATHFIELD COUNCIL
RECEIVED

DA2021.40
04 March 2021

By Email

**Re: Building Code of Australia Desk Top Report
23-25 Roberts Road, Greenacre NSW 2190**

We refer to the above matter and to the email dated Monday, 7 December 2020 from Momcilo Romic.

Purpose of Report

The purpose of this report is to provide a desktop study of the proposed new use of the existing building against the requirements of the 'Deemed-to-Satisfy' provisions of the Parts C, D, E and F of the Building Code of Australia, to identify areas of non-compliance and to provide upgrading strategies (as necessary).

BCA Version

Our reference document is the Building Code of Australia 2019 (BCA) Amendment 1, being Volume 1 including the NSW variations as applicable.

Plan Version

We are in receipt of a copy of architectural plans prepared by Hakim & Hamzah - Architects, Job No IKRG/01, Dated 23.10.2020, Revision A and Sheets No. 1-14. The plans allow for a cover sheet, a site survey plan, existing ground floor plan, existing roof plan, demolition plan, proposed ground floor layout plan, a 1st floor layout plan and roof plan with elevations and sections.

Building Description

We describe the proposed new use as attaining a BCA classification of a Class 6 building, being a café with a portion of administration use at 1st floor, being an ancillary use to the proposed new café.

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The existing building has external walls of masonry and is provided with a steel and metal skillion roof structure, with a rise in storeys of one (1).

Premises location

The premises are located on the eastern corner of Roberts Road and Naughton Street, between Ford and Mayvic Streets, Greenacre NSW 2190.



Location plan – 23-25 Roberts Road, Greenacre NSW 2190 – Courtesy of Google Maps

Compliance Issues with the Building Code of Australia

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

1. Part C - Fire Resistance and Compartmentation

In BCA terms, the type of fire-resistant construction required for a building is determined because of both the number of storey's a building exhibits and compliance with the area and volume table in clause C2.2.

For fire resistance, it is noted that the existing building is masonry external walls and a metal roof, with the proposed new building will be a two (2) storey structure provided with the existing external masonry walls with a new metal roof. This type of construction can satisfy the requirements of Type C Construction requirements for a Class 6 building.

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For compartmentation, the proposed ground and 1st floor areas of the building are combined together form is a single fire compartment. The compartment has an approximate floor area of 612m² with an approximate volume of 1713.6m³. These measurements will satisfy the requirements of Type C Construction in Table C2.2 of the BCA (see below) for a Class 6 building.

Table C2.2 MAXIMUM SIZE OF FIRE COMPARTMENTS

Classification		Type of construction of building		
		Type A	Type B	Type C
5, 9b or 9c <i>aged care building</i>	max <i>floor area</i> —	8 000 m ²	5 500 m ²	3 000 m ²
	max volume—	48 000 m ³	33 000 m ³	18 000 m ³
6, 7, 8 or 9a (except for <i>patient care areas</i>)	max <i>floor area</i> —	5 000 m ²	3 500 m ²	2 000 m ²
	max volume—	30 000 m ³	21 000 m ³	12 000 m ³
Note: See C2.5 for maximum size of compartments in <i>patient care areas</i> in Class 9a <i>health care buildings</i> .				

2. Proposed Part D – Access and Egress

(i) Part D1 – Provision for Escape

In terms of egress, the proposed building is required to be provided with at least 1 exit.

In reviewing the plans provided, we see the following –

1. The proposed ground floor plan provides for the building to be served with a single exit. A ground floor class 6 building is permitted to have an extended travel distance of up to 30m to a single exit.
2. The proposed 1st floor plan provides for an interconnected non-fire isolated stairway between the ground and 1st floors as the exit for the level, discharging at ground floor directly to the street.

(ii) Part D2 – Construction of Exits

In terms of compliance with Part D2, the plans are not detailed sufficiently to make comment about those matters. In addition, it is usual for these matters to be fully development at Construction Stage.

(iii) Part D3 – Access for People with Disabilities

In terms of Part D3 – Access for People with Disabilities, we see that for the main entry of the proposed new café, access is provided into the building by the use of steps and an adjacent ramp. This concept is satisfactory to the BCA for access for people with disabilities into the proposed new building.

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Further, it is noted that unisex accessible sanitary facilities have been nominated for the ground portion of the building. All items will need to be designed for compliance with the provisions of AS1428.1 and the BCA.

3. Part E - Services and Equipment

In terms of services and equipment for the building, we note that the total floor area of proposed building is greater than 500 m².

The BCA requires a building with a floor area greater than 500 m² to be provided with access to hydrants, fire hose reels, portable fire extinguishers, emergency lighting and illuminated exit and directional signage.

In terms of smoke control, the BCA has no specific requirements for a 2 storey class 6 building. We note that natural smoke venting will occur.

4. Part F -Health and Amenity

In terms of Health and Amenity, we note that the existing building is provided with natural ventilation and electrical lightings. The plans are not detailed sufficiently to make a comment, other than to note, that compliance with this section of the BCA needs to be achieved.

The plans show that separate male and female sanitary facilities are to be provided with the proposed new use. These facilities are considered satisfactory for a total number of building occupants of 138 persons, being an approximate 128 patrons and 10 staff, and subject to the provisions of the notes attached to Table F2.3 of the BCA.

Summary

In terms of the proposed new building use and construction works, it is our view, that the proposed designs readily allow the building to satisfy the performance requirements of the BCA subject to 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



Sean O'Brien

Senior Building Regulation Consultant

AIBS Registered Building Surveyor

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Attachments

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

PROJECT: Class 6 with ancillary Class 5
ADDRESS: 23-25 Roberts Road, Greenacre

BCA CHECKLIST

Part A - General

CLASSIFICATION	A1.3	Use		Class 6 & 5
Single Use				Café

Part C – Fire Resistance

	Clause	Compliant?	Comment	Work required
RISE IN STOREYS	C1.2	Noted	2	
TYPE OF CONSTRUCTION	C1.1	Complies	Type C	
FRLs REQUIRED	Spec C1.1	N/A		
External walls			Masonry	
Fire wall			90/90/90	
COMPARTMENTATION	C2.2	Complies		
FIRE WALLS AFFECTED	C2.7	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		
BOUNDING CONSTRUCTION	C3.4	N/A		

Part D1

NO OF EXITS NEEDED	D1.2	Complies		1 provided
FIRE ISOLATED?	D1.3	N/A		
TRAVEL DISTANCES	D1.4	Complies	Class 6 Concession	
EXIT SEPARATION	D1.5	N/A		
EXIT DIMENSIONS	D1.6	Complies		
FIRE ISOLATED STAIRS	D1.7	N/A		
NON-FIRE ISOLATED STAIRS	D1.9	N/A		
DISCHARGE FROM EXITS	D1.10	Complies		
NON-REQUIRED STAIRS	D1.12	Noted		
PERSONS ACCOMMODATED	D1.13	Noted		
DISTANCE MEASUREMENT	D1.15	Noted		

Part D2 CONSTRUCTION OF EXITS

FIRE ISOLATED STAIRS	D2.2	N/A		
NON-FIRE ISOLATED STAIRS	D2.3	FI	Details at construction	
SEPARATION OF STAIRS	D2.4	N/A		
SMOKE LOBBIES	D2.6	N/A		
INSTALLATIONS IN EXITS	D2.7	FI	Details at construction	
ENCLOSURE under stairs	D2.8	FI	Details at construction	
WIDTH OF STAIR	D2.9	Complies		
RAMP GRADE max 1:8	D2.10	N/A		
FIRE ISOLATED PASSAGEWAYS	D2.11	N/A		
TREADS & RISERS	D2.13	FI	Details at construction	
LANDINGS	D2.14	FI	Details at construction	
THRESHOLDS	D2.15	FI	Details at construction	

CONSTRUCTION OF EXITS (cont.)

BALUSTRADES	D2.16	FI	Details at construction
HANDRAILS	D2.17	FI	Details at construction
DOORWAYS & DOORS	D2.19	FI	Details at construction
DOOR SWINGS	D2.20	Complies	
RE-ENTRY FROM EXITS	D2.22	N/A	
SIGNS	D2.23	N/A	

Part D3 - ACCESS FOR DISABLED

ACCESS TO BUILDINGS	D3.2	Complies	
PARTS OF BUILDING ACCESSIBLE	D3.3	FI	Details at construction
CONCESSIONS	D3.4	Noted	
CAR PARKING	D3.5	Complies	
IDENTIFICATION OF FACILITIES	D3.6	FI	Details at construction
HEARING HELP SYSTEM	D3.7	N/A	
TACTILE INDICATORS	D3.8	FI	Details at construction
GLAZING ON AN ACCESSWAY	D3.12	FI	Details at construction

Part E1 - FIRE FIGHTING EQUIPMENT

HYDRANTS	E1.3	FI	Details at construction
HOSE REELS	E1.4	FI	Details at construction
SPRINKLERS	E1.5	N/A	
PORTABLE EXTINGUISHERS	E1.6	FI	Details at construction

Part E2 - SMOKE HAZARD MANAGEMENT

PROVISION FOR SMOKE HAZARDS	E2.2	N/A	
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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

EMERGENCY LIGHTING NEEDS	E4.2	FI	Details at construction
DESIGN & OPERATION	E4.4	Noted	
EXIT SIGNS	E4.5	FI	Details at construction
DIRECTION SIGNS	E4.6	Noted	
COMMUNICATION SYSTEMS	E4.9	N/A	

Part F2 - HEALTH & AMENITY

NO. OF FIXTURES	F2.2	Noted	
FACILITIES IN CLASS 3-9	F2.3	Complies	138 building Occupants
DISABILITIES FACILITIES	F2.4	FI	Details at construction
TOILET CONSTRUCTION	F2.5	FI	Details at construction
MICROBIAL CONTROLS	F2.7	Noted	
WASTE MANAGEMENT	F2.8	Noted	

Part F3 - ROOM SIZES

SIZES OF ROOMS	F3.0	Noted	
HEIGHTS	F3.1	Complies	

Part F4 - LIGHT & VENTILATION

PROVISION OF NATURAL LIGHT	F4.1	Noted	
EXTENT OF NATURAL LIGHT	F4.2	N/A	
ARTIFICIAL LIGHTING	F4.4	FI	Details at construction
VENTILATION	F4.5	FI	Details at construction
NATURAL VENTILATION	F4.6	Noted	
WATER CLOSET POSITIONS	F4.8	FI	Details at construction
CAR PARKS	F4.11	N/A	
KITCHEN ETC EXHAUSTS	F4.12	FI	Details at construction

23 – 25 Roberts Road, Greenacre
Fire Safety Measures Table

Proposed Fire Safety Measure

No.	Element	Design Standard	Maintenance Standard
01.	Exit Door	BCA Part D1	BCA Part D1
02.	Latches	BCA Part D2	BCA Part D2
03.	Path of Travel	BCA Part D1	BCA Part D1
04.	Portable Fire Extinguishers	BCA Part E1, AS 2444	AS 1851
05.	Emergency Lighting	BCA Part E4, AS 2293.1	AS 2293.2
06.	Exit Signs	BCA Part E4, AS 2293.1	AS 2293.2
07.	Illuminated Directions Signs	BCA Part E4, AS 2293.1	AS 2293.2