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BCA Report 250064/01 DESIGN COMPLIANCE REPORT

[Pergola over Beer Garden]
[45 Mitchell Road Brookvale]

DOCUMENT CONTROL



REVISION	DATE	PREPARED BY	VERIFIED BY
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TABLE OF CONTENTS

DOCUMENT CONTROL	1
TABLE OF CONTENTS	3
1 EXECUTIVE SUMMARY	4
1.1 GENERAL/ PURPOSE OF THE REPORT	4
1.2 DESCRIPTION	4
1.3 REPORT BASIS	4
1.4 EXCLUSIONS & LIMITATIONS	4
2 BUILDING CHARACTERISTICS	5
2.1 CLASSIFICATION	5
2.2 USE OF BUILDING	5
3 BUILDING CODE OF AUSTRALIA ASSESSMENT	5
3.1 SECTION D – ACCESS & EGRESS	5
3.1.1 <i>Part D2 – Provision for Escape</i>	5
3.2 DEFINITIONS	6
3.3 RECOMMENDATIONS	6
4 CONCLUSION	7
APPENDIX A - ARCHITECTURAL DRAWINGS	8

1 EXECUTIVE SUMMARY

1.1 General/ Purpose of the Report

This report provides an assessment for compliance with the Building Code of Australia / National Construction Code 2022 Volume 1 in relation to 45 Mitchell Road Brookvale

1.2 Description

The proposed scope of works for the purpose of this report include *[insert description of works]*.

1.3 Report Basis

This report is based on:

- i. The Building Code of Australia/National Construction Code 2022, Volume One, inclusive of NSW Variations
- ii. Environmental Planning and Assessment Act 1979.
- iii. Environmental Planning and Assessment Regulation 2021.
- iv. Environmental Planning and Assessment (Development Certification and Fire Safety) Regulation 2021.

The report is to address the following areas;

- NCC 2022 Parts C, D, E and F

Design and operation of the existing essential services is outside the scope of this report and should be the responsibility of the services engineers to determine compliance with the applicable codes and verify design.

BCA Clauses not mentioned in this statement have not been assessed.

This assessment did not have access to the Annual Fire Safety Certificate and some issues may come to light after review of this document.

Note – NCC 2022 was adopted in NSW on 1 May 2023; In accordance with Section 19 of the *EP&A (Development Certification and Fire Safety) Regulation 2021*, the version of the BCA applicable to a project is the version of the BCA in force as at the date of application for a Construction Certificate for building work involving the entrance floor or greater.

Therefore, assessment comments contained within this report may be subject to amendments to comply with any updated versions of the NCC if/as applicable.

1.4 Exclusions & Limitations

This report does not consider the following except where specifically mentioned;

- i. Structural design of existing FRL's and compliance.
- ii. The operating capability of any existing services in the building.
- iii. The existing level of BCA compliance unless specifically identified in this report.
- iv. The operational and/or performance capabilities or compliance of any existing services installed within the building.
- v. The Disability Discrimination Act 1992 except where specifically mentioned.
- i. Disability (Access to Premises – Building) Standards 2010.

2 BUILDING CHARACTERISTICS

2.1 Classification

The following table presents a summary of the relevant building classification items of the proposed building development.

BCA Classification	8
Rise in Storeys	2
Effective Height	<12m
Type of Construction	C
Climate Zone	Zone 5
Maximum Floor Area / Volume	With in Limitations
Planning Zone	E4 General Industrial

2.2 Use of Building

The use of the building/s is described as follows: Dad & Daves Brewery

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3 BUILDING CODE OF AUSTRALIA ASSESSMENT

3.1 SECTION D – Access & Egress

3.1.1 Part D2 – Provision for Escape

BCA Clause	Title	Assessment & Comment	Compliance	Capable of	Does Not Comply	Note	N/A
C2D10	Non-combustible building elements	<p>In a building <i>required</i> to be of Type A or B construction, the following building elements and their components must be <i>non-combustible</i>:</p> <ul style="list-style-type: none">a. <i>External walls and common walls</i>, including all components incorporated in them including the facade covering, framing and insulation.b. The flooring and floor framing of lift pits.c. <i>Non-loadbearing internal walls</i> where they are <i>required</i> to be <i>fire-resisting</i>. <p>As the building is of type C construction the pergola can be combustible</p>					✓

D2D5	Exit Travel distances	<p>Class 5, 6, 7, 8 or 9 buildings — Subject to (4), (5) and (6)—</p> <p>a. no point on a floor must be more than 20 m from an <i>exit</i>, or a point from which travel in different directions to 2 <i>exits</i> is available, in which case the maximum distance to one of those <i>exits</i> must not exceed 40 m; and</p> <p>b. in a Class 5 or 6 building, the distance to a single <i>exit</i> serving a <i>storey</i> at the level of access to a road or <i>open space</i> may be increased to 30 m.</p>				
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3.2 Definitions

Exit

Means—

1. Any, or any combination of the following if they provide egress to a road or open space:
 1. An internal or external stairway.
 2. A ramp.
 3. A fire-isolated passageway.
 4. A doorway opening to a road or open space; or
2. A horizontal exit or a fire-isolated passageway leading to a horizontal exit

Open space

A space on the allotment, or a roof or similar part of a building adequately protected from fire, open to the sky and connected directly with a public road.

3.3 Recommendations

The only identified non-compliance associated with the proposed awning, **D2D5 Exit travel Distances**, relates to the increased travel distance resulting from the addition of the pergola, which extends the travel distance to open space to 43 metres.

The tenancy is currently supported by an existing performance solution, prepared by Design Confidence, which addresses a previous travel distance issue by permitting an increase from the deemed-to-satisfy requirement of 20 metres to 28 metres.

Following approval of the development application, this performance solution will require revision to account for the further increased travel distance of 43 metres.

4 CONCLUSION

The proposed design is capable of achieving compliance with the performance requirements of the Building Code of Australia. The non-compliance items identified within this report have been provided with recommendations (Section 3) to achieve compliance with the BCA. The project will be subject to construction documentation that further provides the relevant details to demonstrate compliance as described within this report.

--- End of Report ---

APPENDIX A - ARCHITECTURAL DRAWINGS

PREPARED BY	PLAN TITLE	DRAWING NO.	REVISION	DATE
HAO Design	Ground floor plan	02	P3	18/12/24
HAO Design	First floor plan	03	P3	18/12/24