



ABSOLUTE
BCA | ACCESS

BCA COMPLIANCE ASSESSEMENT REPORT

5/380 Pittwater Road, North Manly NSW

Proposed micro-brewery in existing warehouse

Report Number	A24_363_BCA	
Revision Number	Stage	Date of Issue
01	DA – draft issue	01.05.2025
02	Issue for DA	12.06.2025

Contents

1.0 Introduction & Report Basis	3
1.1 Assessed Information	3
1.2 Relevant BCA Volume & Sections.....	3
1.3 Assumptions, Limitations & Exclusions	4
2.0 BCA Assessment Data	6
3.0 BCA Compliance Assessment (& Minor Recommendations)	7
4.0 Recommendations	10
5.0 Conclusion	11

© Absolute BCA & Accessibility Pty Ltd. All rights reserved.

This document has been prepared solely for the use of our client in accordance with our current professional standards and as per our agreement for providing compliance consulting services. The technical and intellectual content contained within this document is confidential and remains the property of Absolute BCA & Accessibility Pty Ltd. The document is prepared for the express use by the nominated client and Absolute BCA & Accessibility Pty Ltd do not endorse the use of this document by any third party.

This document represents the opinions of Absolute BCA & Accessibility Pty Ltd based on the facts and matters known at the time of preparation of this document. Opinions, judgments and recommendations detailed in this document, which are based on our understanding and interpretation of current statutory and regulatory obligations and standards, should not be construed as legal opinions. No warranty is given, nor liability accepted (except that required by law) in relation to the information contained within this document.

This document has been prepared based on the information provided to our office. Absolute BCA & Accessibility Pty Ltd accepts no liability for information provided by the Client and other third parties used to prepare this document or as the basis of the assessment. Subject to the above conditions, this document may be transmitted, reproduced or disseminated only in its entirety.

1.0 Introduction & Report Basis

Absolute BCA & Accessibility has been engaged by Justice Brewing Pty Ltd to prepare this BCA compliance assessment report for the proposed micro-brewery in existing warehouse at 5/380 Pittwater Road, North Manly NSW

The purpose of this report is to provide:

1. A high-level assessment of the proposed design/building against the significant design requirements of the of the BCA; and
2. Recommendations to address any identified significant design issues.
Recommendations are provided in Section 4.0.

It is understood that this report will be used to support the Development Application for the subject development.

1.1 Assessed Information

The following information was specifically relied upon for this assessment:

Document Type	Prepared by	Reference or Revision Number
Architectural Plans	Kira Robson Architect	DA 12.06.2025

1.2 Relevant BCA Volume & Sections.

The Building Code of Australia (National Construction Code) 2022 Volume 1

Section	Addressed
A – Governing Requirements	Informational
B – Structure	No - Addressed by structural engineers
C – Fire resistance	Yes - Addressed in this report
D – Access and egress	Yes - Addressed in this report (*excluding access for people with disabilities)
E – Services and equipment	Yes - Addressed in this report
F – Health and amenity	Yes - Addressed in this report (*excluding access for people with disabilities)
G – Ancillary provisions	Yes - Addressed in this report
I – Special use buildings	Yes - Addressed in this report
J – Energy efficiency	No - Addressed by energy efficiency consultants

1.3 Assumptions, Limitations & Exclusions

- This report is intended to support the Development Application/Section 4.55/6 (or similar) stage design and identifies *significant* design issues only. For the purposes of this report, significant design issues are:
 - Non-compliance with DTS provisions that would likely necessitate significant changes alterations to the current plans (changes which would be expected to necessitate a S4.55 if carried out post Consent).
 - Non-compliance with DTS provisions that would likely necessitate the development of a Performance Solution. It is noted that some Performance Solutions will necessitate design change. It is the applicant's responsibility to confirm the extent of required design changes with the author of any proposed Performance Solution.

A further detailed assessment would typically be undertaken Construction Certificate Application (CCA) stage.

- The Report only assesses the information specifically referenced in Section 1.1 of this report. This information is accepted in good faith as accurate and correct.
- The report is limited to assessment of the development against the deemed-to-satisfy provisions of the applicable Building Code of Australia.
- This report specifically excludes the assessment of the requirements relating to 'access for people with a disability'
- No assessment has been made of any existing Fire Engineering or BCA Performance Solution based Reports that may apply to the base building or development, unless otherwise specifically noted.
- In terms of development within existing buildings (or adjacent to existing buildings), it must be ensured that the *subject works* do not:
 - cause a BCA non-compliance within the existing building; or
 - aggravate an existing non-compliance within the existing building.

Subject to consideration of the above comments, this report has not considered the requirement for the upgrade of existing building in terms of BCA compliance. It should be noted that further upgrade works may be required by Consent Authorities or other stakeholders. Any such requirement should be advised to Absolute BCA as soon as practical.

- Some requirements of the BCA / Access Regulations are recognised as being interpretive in nature. Where these matters are encountered, interpretations are made in accordance with Absolute policy &/or as guided by other standards, guides and industry best practice.
- Absolute BCA does not support the use of combustible cladding or aluminium composite panels as external cladding, lining or ancillary element in any way. Such products are recommended to be avoided and where such products are proposed, Absolute BCA automatically excludes their assessment from any reporting and certification and will not accept liability for their use in any way.

- Detailed assessment of any engineering matters or Australian Standards– e.g: structural, civil, electrical, hydraulic, mechanical, fire, bushfire protection is beyond the scope of this report.
- The Report does not provide any Performance Solutions.

2.0 BCA Assessment Data

BCA Reference	Subject Building
A6 Classification	Existing – Class 7b/8 Proposed – Class 6/8
C2D3 Rise in Stories	2 – unchanged by proposed development.
C2D2 Construction Type	C – unchanged by proposed development
C3D3 Floor areas and Fire Compartment Limitations	In accordance with BCA C3D3 – unchanged by proposed development
Scd 1 Effective Height	Less than 12m - unchanged by proposed development

3.0 BCA Compliance Assessment (& Minor Recommendations)

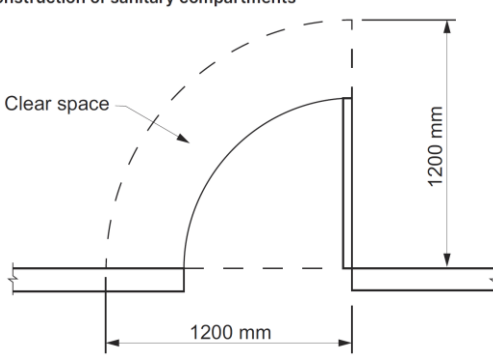
The plans identified in Section 1.1 of this report have been assessed against the DTS requirements of the BCA – which are considered relevant to the current stage of design (Development Application). A summary of these requirements is provided below. Details demonstrating compliance would typically be provided at CC stage.

Note Section 4.0 of this report contains recommendations to address significant non-compliances or items reproposed/required to be supported via performance solution or design change.

#	Section C
a)	<p><i>Fire Resistance Levels (C2D2)</i></p> <p>In accordance with BCA C2D2, the building is required to achieve a minimum type C construction & and building elements must comply with BCA Specification 5.</p> <p>Nb. The proposed building elements are not required to achieve FRL</p>
b)	<p><i>Fire Hazard Properties (C2D11)</i></p> <p>The fire hazard properties of floor linings and floor coverings, wall linings and ceiling linings, air-handling ductwork and lift cars. following internal linings, materials and assemblies within a Class 2 to 9 building must comply with BCA Specification 7.</p>
Section D – Access & Egress	
c)	<p><i>Exit Travel Distances (D2D5)</i></p> <p>Ensure no points on the floor are more than 20m from the exit (being the roller shutter)</p>
d)	<p><i>Exit dimensions (D2D7 – D2D9)</i></p> <ul style="list-style-type: none"> Exits must be not less than 1m wide x 2m high This dimension can be reduced at doorways to 750mm x 1980mm <p><i>Ensure egress paths are min 1m clear</i></p>

e)	<p><i>Goings and Risers (D3D14)</i></p> <p>Stair details to be provided on CC plans.</p>
f)	<p><i>Balustrades (D3D17-D3D21)</i></p> <p>Balustrade details to be provided on CC plans.</p>
g)	<p><i>Handrails (D3D22)</i></p> <p>Provide handrail details on plans. Note a handrail is typically required to be provided to at least one side of all stairs (within additional accessibility requirements applying to stairs in common areas)</p>
h)	<p><i>Doorways & Doors (D3D24)</i></p> <p>The roller shutter is permitted to serve as an exit – providing the shutter is held open while the building is in operation.</p>
<p>Section E – Services and Equipment</p>	
i)	<p>There are no <i>additional</i> fire safety measures required as a result of the proposed development.</p> <p>All existing fire safety measures need to be augmented/adjusted to suit the proposed new layout.</p>

Section F – Health and Amenity

j)	<p><i>Wet Areas (Part F2)</i></p> <p>Details for waterproofing to be provided by architect as required (CC stage).</p>
k)	<p><i>Sanitary facilities (Part F4)</i></p> <p>Facilities must be provided as per F4D2. The assumed capacity is 30 patrons plus 3 staff.</p> <p>In this regard the following facilities are required as a minimum:</p> <ol style="list-style-type: none"> 1. 1 x unisex accessible toilet + basin 2. 1 x ambulant toilet + basin 3. 1 x additional male toilet (or urinal) + basin <p>Refer to comments in Section 4.0 in relation to the proviso of unisex facilities.</p> <p>Note under F4D8 where a 1.2m clear space is not provided to inwards swinging WC doors, lift off hinges will need to be provided.</p> <p style="text-align: center;">Construction of sanitary compartments</p>  <p>The diagram illustrates the required clear space for sanitary compartments. It shows a cross-section of a partition wall and a door. A dashed arc indicates the swing of the door. The clear space required for the door to swing open is marked as 1200 mm. The height of the partition wall is also marked as 1200 mm. The diagram is labeled 'Construction of sanitary compartments' and 'Clear space'.</p>
l)	<p><i>Room Heights (Part F5)</i></p> <p>Room heights to be detailed on CC plans (generally 2.4m required for habitable areas and 2.1m for non-habitable areas)</p>
m)	<p><i>Light & Ventilation (Part F6)</i></p> <ul style="list-style-type: none"> • Architect/mechanical consultant to provide confirmation that rooms are provided with natural/mechanical ventilation as per BCA F6D6/F6D7. • Artificial light required to be provided as per BCA F6D5

4.0 Recommendations

The following matters will need to be addressed by design change &/or Performance Solution.

Where a Performance Solution is proposed, it is the applicants responsibility to clarify with the clarify any expected design changes with the author of the Performance Solution Report.

#	DTS Clause	Description of Non-Compliance
a)	F4D4	Sanitary Facilities A performance solution is proposed to support the provision of non-accessible unisex facilities. The solution will be provided at CC stage (with no additional design changes required)

5.0 Conclusion

This report has assessed the subject building against the National Construction Code (NCC) / Building Code of Australia (BCA) 2022 (as relevant to the Development Application stage design).

Subject to compliance with any recommendations listed in Section 4.0 of this report, the development is considered capable of complying with the BCA, within the constraints of the current design.

Note – In addition, Section 3.0 contains a summary of BCA compliance matters that will need to be addressed at CC stage (compliance with these matters however is not expected to significantly impact the current design).



Paul O'Shannassy

Director

Absolute BCA & Accessibility Consulting Pty Ltd

Accredited BCA Consultant / Certifier (Highest Level) BDC No. 0825

Qualified DDA Accessibility Consultant & Associate Member with ACAA No. 0594

Accredited Level 1 Building Surveyor AIBS Accreditation No: 8189

MAAC