

DEVELOPMENT APPLICATION

To:	Northern Beaches Council	Project:	143944.00
Date:	02 December 2022	Version:	B
Subject:	The Noble Craft Distillery, 39 Sydenham Road, Brookvale, NSW		

This letter is to advise that Holmes Australia has been engaged by Noble Craft Distillery to provide fire engineering services for the proposed distillery, to be located at 39 Sydenham Road, Brookvale, NSW.

1 INTRODUCTION

This project relates to the refurbishment of an existing building into a two storey distillery and bar referred to as The Noble Craft Distillery located at 39 Sydenham Road, Brookvale, NSW.

The building contains the following classifications:

- Class 5 – Office
- Class 6 – Bar
- Class 7b – Storage
- Class 8 – Brewery
- Class 10b – Colonnade structure

The building is understood to feature a bar, an outdoor covered seating area, toilets and a production storage and bottling area on the Ground Floor and additional seating, plant, and office space on Level 1.

Ai Consultancy identified a non-compliance with the Deemed-to-Satisfy Provisions (ref. 22153B – R1.4, Revision 1.4, dated 30 November 2022) of the Building Code of Australia, 2019 Amendment 1 (BCA)¹ that will be addressed by Holmes Australia.

2 PROPOSED PERFORMANCE SOLUTIONS

Holmes Australia will provide a performance solution complying with the relevant Performance Requirements of the BCA. The design approach will be in line with the Australian Fire Engineering Guidelines² and other acceptable guideline documents.

¹ Australian Building Codes Board, National Construction Code Series 2019 Amendment 1, Volume 1, Building Code of Australia, Class 2 to Class 9 Buildings. Australian Building Codes Board, CAN, Australia, 2020.

² Commonwealth of Australia and States and Territories, Australian Fire Engineering Guidelines, Australian Building Codes Board, 2021.

The Performance Solution design will be developed in line with BCA Clause A2.2, as applicable; i.e. complying with the relevant Performance Requirements or by equivalence comparison with the Deemed-to-Satisfy Provisions.

The identified Performance Solution and proposed approach for the issue is listed below. Holmes Fire understands that all other aspects of the building will comply with the Deemed-to-Satisfy Provisions of the BCA.

- BCA Clause D1.4(c)(i) permits the distance to a single exit of up to 20 m. The unisex toilets on the Ground Floor are proposed to have an extended travel distance of up to 28 m to a single exit. A Performance Solution using a comparative approach will be provided to address Performance Requirements DP4 and EP2.2 to allow for the additional 8 m travel distance based on the use of the space, limited number of occupants and fire safety measures provided.

3 SUMMARY

Based on Holmes' review of the project documentation, it is considered that performance based fire engineering can be utilised to demonstrate compliance with the Performance Requirements of the BCA without major changes to the current design. Additional non-compliances may be identified as the design is further developed, however it is considered that there are no significant issues that would affect the building layout.

The information contained within this letter is based on the architectural drawings prepared by Baxter & Jacobson Architects as listed below.

Dwg no.	Title	Date	Revision
DA 02	Ground Floor Plan	26 November 2022	D
DA 03	Mezzanine Floor Plan	26 November 2022	D
DA 10	3D Views Elevations & Sections	15 November 2022	C
DA 11	Street Front Elevation Signage	15 November 2022	C

Please do not hesitate to contact Holmes Fire, should there be any queries about the above.

Regards,



Geri Martin
Senior Fire Engineer

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