

10 November 2022

Nick McDonald  
Bucketty's Brewery Co.  
26 Orchard Road,  
Brookvale NSW 2100  
[nick@buckettys.com.au](mailto:nick@buckettys.com.au)

Dear Nick,

Re: 26 Orchard Road, Brookvale – BCA Statement

Reference is made to our engagement to assessment of the existing architectural design details against the relevant Deemed-to-Satisfy provisions of the National Construction Code 2019 Volume 1 Amendment 1 (NCC) (formerly the Building Code of Australia).

The BCA Statement is pertaining only to the lodgement of a DA application, seeking approval for an increase the maximum capacity to 500 people for five (5) days/nights each year (allowance has been made for one (1) detailed assessment of the documentation).

No building works have been assessed subject of this BCA Statement. The BCA Statement has not made provision to assess the existing parts of the building, unless specified.

### Assessed Documentation

The following drawings were assessed for this report:

Drawing Number	Revision	Title
DA201	D	Demolition Ground Floor Plan
DA202	D	Proposed Ground Floor Plan
DA301	D	Elevations - Proposed
DA302	D	Elevations and Sections

### Building Description

The building is described as follows:

Classification-	Class 6 Retail (Food and Drink Area), Class 8 Brewery (Processing Areas)
Rise in Storeys-	Two (2)
Type of Construction-	Type C Construction
Effective Height-	Effective height of less than 12m.

## Assessment Discussion

The applicable BCA Clauses, which relate to total (maximum) number of occupants permitted in a Class 6/8 building, are considered to be:

- I. Clause D1.13 which determines how populations are calculated: predominately by use and floor area, or other appropriate methods which can potentially include Development Consent Conditions.
- II. Clause D1.6 which relates to the number and width of exits provided.
- III. Clause F2.3 relates to the number of sanitary facilities provided to the building or space.

### Section D – Access and Egress

BCA Clause D1.6 regulates the minimum permitted width of exits and paths of travel to exits. The aggregate width required for exits and associated paths of travel increases in tandem with the number of building occupants.

As per the provisions of BCA Clause D1.6(d), when a storey of a building accommodates more than 200 persons, the aggregate unobstructed width, except for doorways, must be increased to no less than 2000mm plus 500mm for every 75 persons (or part) in excess of 200.

D1.6(d) refers to the required width of an exit or path of travel to an exit in terms of an “aggregate unobstructed width”.

The exit or path may be less than the total required width (although each must achieve the minimum required width being 1000mm), however, when the width of each exit or path is added together, the specified aggregate unobstructed width must be achieved.

As per D1.6(f)(iii) in a required exit or path of travel to an exit, the unobstructed width of a doorway is permitted to be 250mm less than the width of each required exit. This permits exit doors to be 750mm, therefore allowing for a standard doorframe to be installed.

For a total of 500 people within a storey, a total aggregated egress width no less than 4m from the storey (building part).

**Comment:** Currently, the building has an aggregate exit door width of approximately 3210mm (two (2) single swinging doorways at east and south elevation, and double swinging exit doorways at the northern boundary). The aggregate width of the doorways which provide egress from the building are therefore considered to comply with the provisions of D1.6(d).

The aggregate width of the path of travel to a public road (Mitchell Road) from the southern and eastern exits are required to maintain a width of no less than 2000mm. Any doorway/gate within the path of travel to Mitchell Road must comply with the provisions of D2.19, D2.20 and D2.21. Alternatively, a Performance Solution to ensure any lockable gates in the path of travel are kept in the open position during hours of operation may be undertaken.

The aggregate width of the path of travel to a public road (Orchard Street) provided via a path which provides access to the main entry, measured at approximately 3360mm, and is therefore deemed to satisfy the provisions of D1.6(d).

## Section F – Health and Amenity

As per the provisions of BCA Clause F2.3 and Table F2.3, a Class 6 (restaurant/bar) with an occupancy of 500 people requires the following sanitary facilities:

For a total of 250 male patrons, no less than two (2) (closet pan), five (5) urinals, and three (3) washbasins are required. For a total of 250 female patrons, no less than six (6) closet pans and three (3) washbasins are required. For the purposes of this calculation, an accessible unisex bathroom is counted as a required male and female closet pans and is also permitted to be used by up to ten (10) staff.

**Comment:** Within the building, there is currently a shortfall of sanitary facilities. For males, two (2) urinals and/or closet pans are required and no less than one (1) washbasin is required to accommodate a total of 250 male patrons. For females, two (2) closet pans are required and no less than one (1) washbasin is required to accommodate a total of 250 female patrons.

At the discretion of Council, it is noted that the design team proposes to provide additional portable sanitary facilities to make up the shortfall. In this instance, a total of two (2) male and two (2) female portable sanitary facilities, equipped with washbasins and sanitary bins are recommended. The provision and design of portable sanitary facilities are not regulated by the BCA.

## Conclusion

Subject to the comments above, the existing building is capable of are capable of complying with the relevant provisions of the BCA, with regard to a maximum population of 500 people.

Should you need any clarification or have any queries please do not hesitate to contact me.

Regards,  
Shane Barr



Building Surveyor – Unrestricted  
BDC3018  
Credwell Consulting Pty Ltd