Building & Energy Consultants Australia

BCA Performance Based Design Brief

Building Address	**35 Carter St Brookvale, NSW**	
Report No.	**BC24/142**	
Date	**21 November 2024 2024**	
Building Description	**Proposed New Office / Warehouse Development**	
Stakeholders		
Author/ Section J	**Building & Energy Consultants Australia**	**Thomas Ruck**
Architect	**Figgis & Jefferson TEPA Architects**	**Jeffery Chan**
Certifier	**Unknown**	
Owner	**Avakian Holdings (NSW) Pty Ltd**	
Builder	**Unknown**	
Electrical	**Unknown**	
Mechanical	**Unknown**	
Glazing	**Unknown**	
Insulation	**Unknown**	

The purpose of this BCA Performance Based Design Brief (PBDB) is to detail the extent, methodology and acceptance criteria of the proposed BCA Performance Solutions shown below, for the review and comment by the nominated stakeholders.

The intention of the PBDB is to provide a collaborative approach where all stakeholders inputs can be considered. Should any concerns be raised, please also indicate any suggested solutions or outcomes on how the concern could be best addressed.

All nominated stakeholders are required to provide comments back to Building & Energy Consultants Australia within 3 days (by 27/11/2024 date) to allow any comments to be reviewed and incorporated as appropriate in the BCA Performance Solution Report which will then follow. (If no feedback is received with 3 days, initializing of section J modelling will commence)
In the absence of some stakeholders being unavailable to comment, the builder will need to confirm that they will advise all respective parties of the requirements once engaged.

Sol. No.	DTS Provision	Variation from DTS non compliance	Performance Requirement
PS1	J4D4 Roof & Ceiling Construction J4D6 – Walls and Glazing J4D7 – Floors	- To be determined once the proposed building has been modelled	J1P1

Assessment Methods	A2.2(1)(a) & A2.2 (2)(b)(i) of the BCA (i.e. JV3)
Acceptance Criteria	The intent once modelled is to achieve a proposed building with annual greenhouse gas emissions less than the reference building & a thermal comfort level of between a Predicted Mean Vote (PMV) of -1 to +1 is achieved across not less than 95% of the floor area of all occupied zones for not less than 98% of the annual hours of operation in the building. On site renewable energy may be required to achieve a compliant proposed building including PMV

Should you have any further questions, please don't hesitate to contact the undersigned on (02) 9533 2388 or return email thomas@beca.net.au

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