BCA/NCC Regulatory Compliance Report

Proposal	**3 lot strata subdivision – existing Residential Flat Building**
Project Address	**1 Fairlight Crescent, Fairlight, NSW, 2094**
Date:	**11 June 2025**

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NCC Assessment Report

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Date	Rev No	Issue or Description of Amendment	Assessed By	Approved By	Date Approved
11 June 2025	1	Issue	Joe Vescio Dip App Sc Env Hlth & Build Surveying	Joe Vescio	11 June, 2025

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1. EXECUTIVE SUMMARY

The proposed development is for the Strata Subdivision of an existing three (3) storey residential flat building comprising three (3) dwellings.

Summary of Compliance Matter to be Addressed

The architectural design documents prepared by Woodhouse and Danks Architects (refer appendix A) for compliance with the building assessment provisions outlined in NCC 2022.

This report has been prepared to assess the project against the Building Code of Australia to assess whether upgrading is required as part of the approvals process.

The assessment including inspections and investigations by passive fire consultants and acoustic engineers confirms compliance and that no upgrade works are required. It is noted that a a non compliance exists with the DTS provisions of the NCC C4D5 for the windows located within 3m of the south-eastern boundary. These relate to the existing building at ground floor only. These were approved in situ as part of the previous approval and deemed acceptable as they related to the existing building and were minor infringements and are not impacted by the proposal.

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2. INTRODUCTION

The proposed development comprises of a three (3) storey residential dual occupancy building. Works are to convert the dual occupancy into a residential flat building with the building containing a single unit on each level:

- Conversion of Unit 2, currently over two levels, to two (2) residential units with one on each floor;
- Conversion of an existing wet bar area into a full kitchen in proposed Unit 3 by provision of a cook top;
- Strata title subdivision of the building into three (3) lots.

The applicable legislation governing the design of buildings is the Environmental Planning and Assessment Act 1979. This Act requires that all new building works must be designed to comply with the NCC.
No building work is required to enable the development and hence no Construction certificate will be required.

This report is based upon the review of the design documentation listed in Appendix A of this Report

3. COMPLIANCE WITH THE NCC

The Building Code of Australia is a performance based document, whereby compliance is achieved by complying with the Governing Requirements and the Performance Requirements.

Performance Requirements are satisfied by one of the following:

1) A Performance Solution
2) A Deemed-to-Satisfy Solution
3) A combination of (1) and (2)

4. DOCUMENTATION OF PERFORMANCE SOLUTIONS

A Performance Solution must demonstrate compliance with all relevant Performance Requirements, or the solution must be at least equivalent to the Deemed-to-Satisfy provisions.

Compliance with the Performance Requirements is to be demonstrated through one or a combination of the following:

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a) Evidence of suitability in accordance with Part A5 of the NCC that shows the use of a material, product, plumbing and drainage product, form of construction or design meets the relevant Performance Requirements.
b) A Verification Method including the following:
    i. The Verification Methods provided in the NCC.
    ii. Other Verification Methods, accepted by the appropriate authority that show compliance with the relevant Performance Requirements
c) Expert Judgement
d) Comparison with the Deemed-to-Satisfy Provisions

Where a Performance Solution is proposed as the method to achieve compliance, the following steps must be undertaken:

a) Prepare a performance-based design brief in consultation with relevant stakeholders
b) Carry out analysis, using one or more of the assessment methods nominated above, as proposed by the performance-based design brief.
c) Evaluate results from (b) against the acceptance criteria in the performance-based design brief
d) Prepare a final report that includes:
    i. All Performance Requirements and/or Deemed-to-Satisfy Provisions identified as applicable
    ii. Identification of all assessment methods used
    iii. Details of required steps above
    iv. Confirmation that the Performance Requirement has been met; and
    v. Details of conditions or limitations, if an exist, regarding the Performance Solution.

5. UPGRADE TO EXISTING BUILDINGS

The consent authority when assessing the development application may require that the existing building be brought into partial on full compliance with the current provisions at the NCC. The trigger for upgrade includes:

- Where the building works, together with any other works completed or authorised within the previous 3 years, represents more than half the total volume of the building; or
- Council are not satisfied the measures contained in the building are not adequate for the safety of present using the building or prevention of special to adjacent buildings.

Furthermore a Registered Certifier must, when considering issuing a Construction Certificate for building works under a Development Consent that authorises a change of building use, ensure that the fire protection and structural capacity of the building will be appropriate to its new use, and the building will comply with the Category 1 fire safety provisions applicable to the new use.

In the case of building work that involves the alteration, enlargement or extension of an existing building in circumstances that involve no change of use, the Registered Certifier must not issue a Construction Certificate for the work, unless on completion

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Further investigations, including a site inspection have been undertaken to ascertain the extent of the upgrade works required for the existing building to ensure that a suitable level of life safety, health and amenity for the occupants within the building is maintained. The upgrade works will be based upon using the current regulations as an applicable benchmark and our expertise to judge what is considered to be suitable.

Notwithstanding the above, where practical benefits and improvements to fire and life safety can be achieved without major cost or disruption, it is recommended that the relevant compliance parameters be upgraded to meet current requirements where possible.

As no works are proposed and as there is no change to the classification or Type of construction, no fire upgrading is considered warranted or necessary.

6. PRELIMINARIES

6.1. BUILDING ASSESSMENT DATA

Summary of Construction Determination:

Part of Project	Building 1
Classification	2
Number of Storeys	3
Rise In Storeys	3
Type of Construction	A
Effective Height (m)	Approx. 5.8m

Note: The effective height of the project includes all stories included in the rise in stories of the project.

Summary of the floor areas and relevant populations where applicable: -

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Part of Project	NCC Classification	Approx. Floor Area (m^2)	Approximate Volume (m^3)	Assumed Population
Ground floor	2	191m^2	573m^3	-
Level 1	2	191m^2	573m^3	-
Level 2	2	171m2	513m^3	-
Total		553m^2	1,659m^3	-

Notes:

- The above populations have been based on floor areas and calculations in accordance with Table D2D18 (prev. Table D1.13) of the NCC.
- The floor areas to retail portions have been adjusted without ancillary areas such as sanitary facilities, corridors, shelving and or racking layouts in storage areas.
- The carpark areas have been considered ancillary to the use for the purposes of population numbers

7. STRUCTURE (SECTION B)

NCC Clause	Compliance Provisions		Assessment Report Commentary
Part B1 - Structural Provisions			
B1D1	Deemed-to-Satisfy Provisions	Noted	Where a Deemed-to-Satisfy Solution is proposed, Performance Requirements B1P1 to B1P4 are satisfied by complying with B1D2 to B1D6. Where a Performance Solution is proposed, the relevant Performance Requirements must be determined in accordance with A2G2(3) and A2G4(3) as applicable

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B1D2	Resistance to actions	Noted	The resistance of a building or structure is a critical factor in ensuring its safety and stability. To achieve this, the resistance of a building or structure must be greater than the most critical action effect resulting from different combinations of actions. This can be achieved by following the guidelines provided in the AS/NZS 1170.0 and B1D4. • The most critical action effect on a building or structure is determined in accordance with B1D3 and the general design procedures contained in AS/NZS 1170.0. • The resistance of a building or structure is determined in accordance with B1D4. Where new structural works do not comply with the deemed to satisfy provisions, a performance solution demonstrating compliance with B1P1 and B1P2 can be adopted. This can be achieved through verification method B1V1. No Structural works proposed. No further action required. (NFA)
B1D3	Determination of individual actions	Noted	Determination of buildings structural individual actions and importance level are to be in accordance with NCC B1D3. Structural certification provided as part of previous approval and Occupation Certificate. No Structural works proposed. No further action required. (NFA)
B1D4	Determination of structural resistance of materials and forms of construction	Noted	No Structural works proposed. No further action required. (NFA)

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8. Fire Protection (Section C)

NCC Clause	Compliance Provisions		Assessment Report Commentary
Part C2 - Fire resistance and stability			
C2D2	Type of construction required	Note	The building is required to be constructed in accordance with Type A construction. Table C2D2: Type of construction required *Rise in storeys* / Class of building 2, 3, 9 / Class of building 5, 6, 7, 8 4 or more / A / A 3 / A / B 2 / B / C 1 / C / C A passive fire consultant has been engaged to review existing fire resistance levels and fire separation between units 2 and 3: - Floor to floor separation between levels including penetrations. - Bounding construction - Review of the lift shaft. Certification provided
C2D3	Calculation of Rise in storeys	Noted	The rise in storeys is the sum of the greatest number of storeys at any part of the external walls of the building and any storeys within the roof space— • above the finished ground next to that part; or • if part of the external wall is on the boundary of the allotment, above the natural ground level at the relevant part of the boundary. The building is noted to have a rise in stories of three (3)

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C2D9	Lightweight Construction	Noted	Lightweight construction must comply with Specification 6 if it is used in a wall system— • that is required to have an FRL; or • for a lift shaft, stair shaft or service shaft or an external wall bounding a public corridor including a non-fire isolated passageway or non-fire-isolated ramp, in a spectator stand, sports stadium, cinema or theatre, railway station, bus station or airport terminal If lightweight construction is used for the fire-resisting covering of a steel column or the like, and if— • the covering is not in continuous contact with the column, then the void must be filled solid, to a height of not less than 1.2 m above the floor to prevent indenting: and

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			• the column is liable to be damaged from the movement of vehicles, materials or equipment, then the covering must be protected by steel or other suitable material. The following will be required to demonstrate compliance: • Architectural drawings detailing compliance in accordance C2D9 where applicable. • Wall schedule nominating FRL and tested system where lightweight construction is being used to achieve an FR A passive fire consultant has provided certification. No works proposed.
C2D10	Non-combustible building elements	Noted	In a building required to be of Type A construction, the following building elements and their components must be non-combustible: • External walls and common walls, including all components incorporated in them including the facade covering, framing and insulation. • The flooring and floor framing of lift pits. • Non-loadbearing internal walls where they are required to be fire-resisting. A shaft, being a lift, ventilating, pipe, garbage, or similar shaft that is not for the discharge of hot products of combustion, that is non-loadbearing, must be of non-combustible construction in a Type A building. A loadbearing internal wall and a loadbearing fire wall, including those that are part of a loadbearing shafts, must comply with Specification 5. The following materials may be used wherever a non-combustible material is required: • Plasterboard. • Perforated gypsum lath with a normal paper finish • (Fibrous-plaster sheet. • Fibre-reinforced cement sheeting. • Pre-finished metal sheeting having a combustible surface finish not exceeding 1 mm thickness and where the Spread- of-Flame Index of the product is not greater than 0. • Sarking-type materials and associated adhesives including tapes, that do not exceed 1 mm in thickness and have a Flammability Index not greater than 5. • Bonded laminated materials where— - each lamina, including any core, is non-combustible; and - each adhesive layer does not exceed 1 mm in thickness and the total thickness of the adhesive layers does not exceed 2 mm; and

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			▪ does not serve an exit, where it would render the exit unusable in a fire. • A part of a security, intercom or announcement system. • Wiring • Waterproofing material applied to the floor surface of external balconies, terraces or the like, and a 250 mm upturn above the floor level • A gasket, caulking, sealant or adhesive. Noted, compliance certification previously provided. NFA
C2D15	Fixing of bonded laminated cladding panels	Note	In a building required to be of Type A construction, externally located bonded laminated cladding panels must— • not be solely fixed with adhesive; and • have mechanical fixings hold all layers of the cladding

NCC Clause	Compliance Provisions		Assessment Report Commentary
Part C3 - Compartmentation and Separation			
C3D3	General Floor area and volume limitations	Note	Floor area and volume limitations comply with Type A Construction.

Classification		Type of Construction		
		A	B	C
5, 9b or 9c aged care building	max floor area—	8 000 m^2	5 500 m^2	3 000 m^2
	max volume—	48 000 m^3	33 000 m^3	18 000 m^3
6, 7, 8 or 9a (except for patient care areas)	max floor area—	5 000 m^2	3 500 m^2	2 000 m^2
	max volume—	30 000 m^3	21 000 m^3	12 000 m^3

C3D7	Vertical Fire Separation of openings in external walls	Noted	A building of Type A construction must be provided with spandrel separation between openings on different storeys unless the building is sprinkler protected throughout. Spandrels are required in accordance with NCC Clause C3D7: • a spandrel which— – is not less than 900 mm in height; and

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			– Extends not less than 600 mm above the upper surface of the intervening floor; and – is of non-combustible material having an FRL of not less than 60/60/60; or; • a slab or other horizontal construction that— – projects outwards from the external face of the wall not less than 1100 mm; and – extends along the wall not less than 450 mm beyond the openings concerned; and – is non-combustible and has an FRL of not less than 60/60/60. Any penetrations in the spandrel construction e.g., for drainage, overflow etc. are to be protected. Noted, compliance certification previously provided. NFA
C3D11	Separation of Lift Shafts	Noted	Any lift connecting more than 2 storeys, or more than 3 storeys if the building is sprinklered, (other than lifts which are wholly within an atrium) must be separated from the remainder of the building by enclosure in a shaft in which— • In a building required to be of Type A construction — the walls have the relevant FRL prescribed by Specification 5 • in a building required to be of Type B construction — the walls— - if loadbearing, have the relevant FRL prescribed by Tables S5C21a to S5C21f of Specification 5; or - if non-loadbearing, be of non-combustible construction. Openings for lift landing doors and services must be protected in accordance with the Deemed-to-Satisfy Provisions of Part C4. A passive fire consultant has provided compliance certification previously provided. NFA
C3D13	Separation of equipment	Note	The following equipment is required to be fire separated from the remainder of the building with construction achieving an FRL of 120 minutes: • Lift Motor Rooms and control panels • Emergency Generators; • Central smoke control plant • Boilers • Batteries exceeding 12 volts and have a storage capacity of 200kWh or more.

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			• any doorway protected with a self-closing fire door having an FRL of not less than –/120/30; or • when separating a lift shaft and lift motor room, an FRL not less than 120/–/–. A passive fire consultant has provided compliance certification previously provided. NFA
C3D14	Electricity supply system	Compliance Achieved	An electricity substation located within a building must— • be separated from any other part of the building by construction having an FRL of not less than 120/120/120; and • have any doorway in that construction protected with a self-closing fire door having an FRL of not less than –/120/30. A main switchboard located within the building which sustains emergency equipment operating in the emergency mode must • be separated from any other part of the building by construction having an FRL of not less than120/120/120; and • have any doorway in that construction protected with a self-closing fire door having an FRL of not less than –/120/30. Where emergency equipment is required in a building, all switchboards in the electrical installation, which sustain the electricity supply to the emergency equipment, must be constructed so that emergency equipment switchgear is separated from non-emergency equipment switchgear by metal partitions designed to minimise the spread of a fault from the non-emergency equipment switchgear.

NCC Clause	Compliance Provisions		Assessment Report Commentary
Part C4 - Protection of Openings			
C4D3	Protection of openings in external walls	Performance Solution	Openings in an external wall that is required to have an FRL must be protected in accordance with C4D5, and if wall-wetting sprinklers are used they must be located externally. The requirements of above only apply if the distance between the opening and the fire-source feature to which it is exposed is less than— • 3 m from a side or rear boundary of the allotment; or • 6 m from the far boundary of a road, river, lake or the like adjoining the allotment, if not located in a storey at or near ground level; or • 6 m from another building on the allotment that is not Class 10 Openings are located in the external wall within 3m of the rear south-eastern boundary on levels 1, 2 and 3 as shown on the marked up plans. Protection of openings in the external walls is to be addressed in accordance with NCC C4D5 but has only been nominated to one window. All windows except ground floor (original building) have been provided with fire rated shutters.

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C4D5	Acceptable methods of protection	Noted and acceptable	Where protection is required, doorways, windows and other openings must be protected as follows: Doorways— • internal or external wall-wetting sprinklers as appropriate used with doors that are self-closing or automatic closing; or • –/60/30 fire doors that are self-closing or automatic closing. Windows— • internal or external wall-wetting sprinklers as appropriate used with windows that are automatic closing or permanently fixed in the closed position • –/60/– fire windows that are automatic closing or permanently fixed in the closed position • –/60/– automatic closing fire shutters Fire doors, fire windows and fire shutters must comply with Specification 12
C4D11	Openings in fire-isolated lift shafts	Noted	• Doors to lifts must be protected by --/60/-- fire doors that comply with AS 1735.11. The doors must be set to remain closed except when discharging or receiving passengers. Lift indicator panels must be backed by construction having an FRL of not less than --/60/-- if it exceeds 35,000mm2 (i.e. 175mm x 200mm). Certification provided. NFA
C4D12	Bounding construction: Class 2 and 3 buildings and Class 4 parts	Noted	A doorway in a Class 2 building must be protected if it provides access from a sole-occupancy unit to— • a public corridor, public lobby, or the like; or • a room not within a sole-occupancy unit; or • the landing of an internal non fire-isolated stairway that serves as a required exit; or • another sole-occupancy unit. A doorway in a Class 2 building must be protected if it provides access from a room not within a sole-occupancy unit to— • a public corridor, public lobby, or the like; or • the landing of an internal non fire-isolated stairway that serves as a required exit. Protection for a doorway must be at least— • in a building of Type A construction — a self-closing –/60/30 fire door; and Other openings in internal walls which are required to have an FRL with respect to integrity and insulation must not

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			reduce the fire-resisting performance of the wall. A door required by (4) or (5) may be automatic-closing in accordance with the following: • The automatic-closing operation must be initiated by the activation of a smoke detector, or any other detector deemed suitable in accordance with AS 1670.1 if smoke detectors are unsuitable in the atmosphere, installed in accordance with the relevant provisions of AS 1670.1 and located not more than 1.5 m horizontal distance from the approach side of the doorway. • Where any other required suitable fire alarm system, including a sprinkler system (other than a FPAA101D system) complying with Specification 17, is installed in the building, activation of the system must also initiate the automatic-closing operation. (8) The requirements of (9) apply in a Class 2 building where a path of travel to an exit— • does not provide a person seeking egress with a choice of travel in different directions to alternative exits; and • is along an open balcony, landing or the like; and • passes an external wall of— - another sole-occupancy unit; or - a room not within a sole-occupancy unit. (9) The external wall mentioned in (8) must— • be constructed of concrete or masonry, or be lined internally with a fire-protective covering; and Complies NFA
C4D13	Openings in floors and ceilings for services	Noted	Building elements required to have an FRL shall be protected as follows where penetrations through that element occurs: • Penetrations through floors required to have an FRL are to be protected either by a tested system or within a fire rated services shaft. The penetrations must not reduce the FRL of the element it penetrates. • Any penetration through a wall required to have an FRL must not reduce the FRL of the item it penetrates. Test data for penetrations will be required prior to issuing a Building Permit. Note that where fire dampers, fire collars, etc are utilised, allowance needs to be made for access hatches to be provided within the walls / ceilings to ensure that maintenance access is provided. A passive fire consultant has certified compliance. NFA

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C4D14	Openings in shafts	Noted	Openings in shafts are required to be protected by a self-closing --/60/30 fire door or hooper or an access panel having an FRL of --/60/30. NFA
C4D15	Openings for service installations	Noted	Any new proposed penetrations must comply with provisions of C4D15 and Spec. 13. • The penetration shall comply with the tested system identical with a prototype that has been tested in accordance with AS1530.4, AS4072 and achieves the required FRL. • At OC stage a detailed schedule of every penetration is required to be produced. It is advised to engage a specialist fire stopping company to provide certification for this aspect prior to issue of the occupation certificate.
C4D16	Construction joints	Noted	Any proposed joint construction is to comply with the provisions of C4D16 and in accordance to AS 1530.4. Fire resistance levels are to be consistent with the requirements of Specification 5 for the element it is protecting.
C4D17	Columns protected with lightweight construction to achieve an FRL	Noted	• Any lightweight construction must be installed using a method and materials that are identical to a tested prototype which has achieved the required FRL.
Specifications			

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Specification 5	Fire-Resisting Construction	Note	**Class 2 and 3 Building Concessions** **Concessions for floors:** A floor need not comply with Tables S5C11a to S5C11g if: • it is laid directly on the ground; or • in a Class 2 and 3building, the space below is not a storey, does not accommodate motor vehicles, is not a storage or work area, and is not used for any other ancillary purpose; or • it is within a sole-occupancy unit in a Class 2 or 3 building or Class 4 part of a building; or **Roof Concession:** A roof need not comply with Tables S5C11a to S5C11g if its covering is non-combustible. **Internal Columns and Walls:** • For a building with an effective height of not more than 25 m and having a roof without an FRL in accordance with S5C15, in the storey immediately below that roof, internal columns other than those referred to in S5C11(1)(d) and internal walls other than fire walls and shaft walls may have and FRL 60/60/60.

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			Timber Framing Use in Class 2 or 3 Building with Rise in Storeys of not more than 3: • External walls may be timber framed. • Common walls may be timber framed. • Floor framing of lift pits may be timber framed. • Non-loadbearing internal walls required to be fire-resisting may be timber framed. • Non-loadbearing shafts, except those used for the discharge of hot products of combustion, may be timber framed. • Spandrels or horizontal construction provided for the purposes of C3D7 may be timber framed. • Loadbearing internal walls and loadbearing fire walls may be timber framed, and non-combustible materials may be used. • Timber framing may be used for a part of a building that provides support to a part of a building constructed of timber framing or non-combustible material in accordance with S5C20(1)(a) and (b).

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9. ACCESS AND EGRESS (SECTION D)

NCC Clause	Compliance Provisions		Assessment Report Commentary
Part D2 - Provision for Escape			
D2D3	Number of exits required	Noted	All buildings — Every building must have at least one exit from each storey. Access to exits — Without passing through another sole-occupancy unit every occupant of a storey or part of a storey must have access to— • an exit; or • at least 2 exits if 2 or more exits are required. NFA
D2D4	When fire-isolated stairways and ramps are required	Note	Class 2 or 3 Every stairway or ramp serving as a required exit must be fire-isolated unless it connects, passes through or passes by not more than— • three consecutive storeys in a Class 2 building; or • two consecutive storeys in a Class 3 building. Egress stairs are not required to be fire-isolated.
D2D5	Exit travel distances	Noted	Class 2 or 3 buildings: • The doorway of an SOU (including class 4) must be 6m from an exit or a point of choice of 2 available exits. • For Class 2 or 3 portions, 20m to a single exit serving the level of egress to a road or open space. No point on the floor of a room not within an SOU must be more than 20m from an exit or a point in which two exits are available in different directions.
D2D7	Height of exits, paths of travel to exits and doorways	Noted	In a required exit or path of travel to an exit the unobstructed height throughout must be not less than 2 m, except the unobstructed height of any doorway may be reduced to not less than 1980 mm. No works to room heights. Previously approved.

NCC Clause	Compliance Provisions		Assessment Report Commentary
D2D8	Width of exits and paths of travel to exits	Noted	The unobstructed width of each required exit or path of travel to an exit, except for ladders provided in accordance with D2D21, D3D23 or I3D5, and doorways, must be not less than— • 1 m.
D2D9	Width doorways in exits or path of travel to exits	Noted	In a required exit or path of travel to an exit, the unobstructed width of a doorway must be not less than— 750 mm wide.
D2D10	Exit width not to diminish in direction of travel	Noted	The unobstructed width of a required exit must not diminish in the direction of travel to a road or open space.
D2D14	Travel by non-fire-isolated stairways or ramps	Noted	A non-fire-isolated stairway or non-fire-isolated ramp serving as a required exit must provide a continuous means of travel by its own flights and landings from every storey served to the level at which egress to a road or open space is provided. Class 2 and 3: • In a Class 2 or 3 building, the distance between the doorway of a room or sole-occupancy unit and the point of egress to a road or open space by way of a stairway or ramp that is not fire-isolated and is required to serve that room or sole-occupancy unit must not exceed: – 30 m in a building of Type C construction; or – 60 m in all other cases. • In a Class 2 or 3 building, a required non-fire-isolated stairway or non-fire-isolated ramp must discharge at a point not more than: – 15 m from a doorway providing egress to a road or open space or from a fire-isolated passageway leading to a road or open space; or – 30 m from one of 2 such doorways or passageways if travel to each of them from the non-fire-isolated stairway or non-fire-isolated ramp is in opposite or approximately opposite directions.
D2D15	Discharge from exits	Noted	An exit must not be blocked at the point of discharge, and suitable barriers must be provided where necessary to prevent vehicles from blocking the exit or access to it. • If the required exit leads to open space, the path of travel to the road must maintain the required width (the minimum width of the required exit or 1m, whichever is greater). If an exit discharges to open space that is at a different level than the public road to which it is connected, the path of travel to the road must be by— • a ramp or other incline having a gradient not steeper than 1:8 at any part, or not steeper than 1:14 if required by

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NCC Clause	Compliance Provisions		Assessment Report Commentary
			the Deemed-to-Satisfy Provisions of Part D4; or • a stairway complying with the Deemed-to-Satisfy Provisions of the NCC. Class 9b: • In a Class 9b building which is an open spectator stand that accommodates more than 500 persons, a required stairway or required ramp must not discharge to the ground in front of the stand. • In a Class 9b building used as an entertainment venue, at least half of the required number of exits from each storey or mezzanine, and at least half of the aggregate width of such exits, must discharge otherwise than through the main entrance or the area immediately adjacent to the main entrance to the building. • The number of persons accommodated must be calculated according to D2D18.
D2D22	Access to lift pits	Note	Access to lift pits must comply with the following: • Where the pit depth is not more than 3 m, be through the lowest landing doors. Where the pit depth is more than 3 m, be provided through an access doorway complying with the following: • In lieu of D2D7 to D2D11, the doorway must be level with the pit floor and not be less than 600 mm wide by 1980 mm high clear opening, which may be reduced to 1500 mm where it is necessary to comply with (ii). • No part of the lift car or platform must encroach on the pit doorway entrance when the car is on a fully compressed buffer. • Access to the doorway must be by a stairway complying with AS 1657. • In lieu of D3D26, doors fitted to the doorway must be: ▪ Of the horizontal sliding or outwards opening hinged type. ▪ Self-closing and self-locking from the outside. ▪ Marked on the landing side with the letters not less than 35 mm high: "DANGER LIFTWELL – ENTRY OF UNAUTHORIZED PERSONS PROHIBITED – KEEP CLEAR AT ALL TIMES".

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NCC Clause	Compliance Provisions		Assessment Report Commentary
Part D3 - Construction of Exits			
D3D4	Non-fire-isolated stairways and ramps	Noted	Required stairs and ramps in a building with a rise in storeys of more than 2 must be constructed according to D3D3 or of specific materials. The acceptable materials for constructing the stairs and ramps are: • Reinforced or prestressed concrete • Steel with no part less than 6mm thick • Timber that: ▪ Has a finished thickness of not less than 44mm ▪ Has an average density of not less than 800kg/m3 at a moisture content of 12% ▪ Has not been joined by means of glue, unless it has been laminated and glued with resorcinol formaldehyde or resorcinol phenol formaldehyde glue.
D3D8	Installations in exits and paths of travel	Note	Services or equipment comprising: • electricity meters, distribution boards or ducts; • central telecommunications distribution boards or equipment; • electrical motors or other motors serving equipment in the building, may be installed in: – a required exit, except for fire-isolated exits; or – any corridor, hallway, lobby, or the like leading to a required exit, if the services or equipment are enclosed by: ▫ non-combustible construction; or ▫ a fire-protective covering with doorways or openings suitably sealed against smoke spreading from the enclosure.
D3D9	Enclosure of space under stairs and ramps	Noted	The space below a required non-fire-isolated stairway (including an external stairway) or non-fire-isolated ramp must not be enclosed to form a cupboard or other enclosed space unless: • The enclosing walls and ceilings have an FRL of not less than 60/60/60 • Any access doorway to the enclosed space is fitted with a self-closing –/60/30 fire door.
D3D14	Goings and risers	Noted	• Risers and goings must comply with D3D14 and have slip resistance as per table D3D15. • Detailed drawings are required as the design develops. Existing stair system as per previous approval. No Chnages

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NCC Clause	Compliance Provisions		Assessment Report Commentary
D3D15	Landings	Noted	• In a stairway, landings with a maximum gradient of 1:50 may be used to limit the number of risers in each flight • Each landing must be at least 750 mm long, and if there is a change in direction, the length is measured 500 mm from the inside edge of the landing • Landings must have a surface with a slip-resistance classification not less than that listed in Table D3D15 when tested in accordance with AS 4586, or a strip at the edge of the landing with a slip-resistance classification not less than that listed in Table D3D15 when tested in accordance with AS 4586 if the edge leads to a flight below • Landings have been reviewed and appear compliant, but detailed drawings will be required as the design develops.
D3D16	Thresholds	Noted	The threshold of a doorway in an accessible building must not incorporate a step or ramp at any point closer to the doorway than the width of the door leaf unless the door opens to a road and open space or is provided with a threshold ramp or step ramp in accordance with AS 1428.1.
D3D17	Barriers to prevent falls	Noted	A barrier must be installed to prevent falls if the surface below is greater than 1m. Balustrade design must comply with D3D18, D3D19, D3D20. No works nominated to existing balustrades and barriers. Previously approved.
D3D18	Height of Barriers	Note	The height of a barrier required by D3D17 must be not less than the following: • For stairways or ramps with a gradient of 1:20 or steeper — 865 mm. • For landings to a stair or ramp where the barrier is provided along the inside edge of the landing and does not exceed 500 mm in length — 865 mm • In front of fixed seating on a mezzanine or balcony within an auditorium in a Class 9b building, where the horizontal projection extends not less than 1 m outwards from the top of the barrier — 700 mm. • For all other locations — 1 m.
D3D19	Openings in barriers	Noted	General circulations stairs: • Openings in a required barrier must be limited to prevent a 125 mm sphere from passing through. • For stairways, including non-fire isolated stairways, the maximum 125 mm opening is measured above the nosing line of the stair treads. • If a barrier is fixed to the face of a landing, balcony, deck, or similar structure, the gap between the barrier and the face must not permit a 40 mm sphere to pass through.

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NCC Clause	Compliance Provisions		Assessment Report Commentary
D3D20	Barrier climbability	Noted	• A barrier required by D3D17, located on a floor more than 4 m above the surface beneath, must not incorporate horizontal or near horizontal elements that could facilitate climbing between 150 mm and 760 mm above the floor. This means that any horizontal elements or protrusions that are 20mm or more. Barriers and balustrades have been completed under previous approvals.
D3D22	Handrails	Noted	• Handrails must be located along at least one side of the ramp or flight, and on both sides if the total width of the stairway or ramp is 2 m or more. • fixed at a height of not less than 865 mm. • Handrails must be continuous between stair flight landings and have no obstruction on or above them that will tend to break a hand-hold. • In a required exit serving an area required to be accessible, handrails must be designed and constructed to comply with clause 12 of AS 1428.1, except that clause 12(d) does not apply to a handrail required by (1)(c)(ii). Handrails have been completed under previous approvals and compliant.
D3D25	Swinging doors	Noted	A swinging door in a required exit or forming part of a required exit must comply with the following requirements: • It must not encroach by more than 500 mm on the required width (including any landings) of a required stairway, ramp, or passageway during any part of its swing, if it is likely to impede the path of travel of the people already using the exit. • When fully open, it must not encroach by more than 100 mm on the required width of the required exit. • It must swing in the direction of egress, unless it serves a building or part with a floor area not more than 200 m2, it is the only required exit from the building or part, and it is fitted with a device for holding it in the open position.
D3D26	Operation of latch	Noted	• A door in a required exit, forming part of a required exit, or in the path of travel to a required exit must be easily opened without a key from the side facing a person seeking egress. • The door can be opened by either a single downward hand action on a single device located between 900 mm and 1.1 m from the floor, or a single hand pushing action on a single device located between 900 mm and 1.2 m from the floor. • If serving an area required to be accessible by Part D4, the handle must be designed such that the hand of a person who cannot grip will not slip from the handle during the operation of the latch. • The clearance between the handle and the back plate or door face at the centre grip section of the handle must be between 35 mm and 45 mm.

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NCC Clause	Compliance Provisions		Assessment Report Commentary
D3D29	Protection of openable windows	Noted	• A window opening must be protected if the floor below the window is 2 m or more above the surface beneath in a bedroom in a Class 2 or 3 building or Class 4 part of a building or a Class 9b early childhood centre. • If the lowest level of the window opening is less than 1.7 m above the floor, the following requirements must be met: – The openable portion of the window must be protected with a device capable of restricting the window opening or a screen with secure fittings. – The device or screen must not permit a 125 mm sphere to pass through the window opening or screen, and resist an outward horizontal action of 250 N against the window restrained by a device or the screen protecting the opening. – A child-resistant release mechanism is required if the screen or device is able to be removed, unlocked or overridden. • A barrier with a height not less than 865 mm above the floor is required in addition to window protection when a child-resistant release mechanism is required, and where the floor below the window is 4 m or more above the surface beneath if the window is not protected. Inspected and compliance onfirmed.

NCC Clause	Compliance Provisions		Assessment Report Commentary
Part D4 - Access for People with a Disability			
D4D2	General building access requirements	Note	Class 2 Building: • Common areas must be accessible as follows: – From a pedestrian entrance required to be accessible to at least one floor containing sole-occupancy units and to the entrance doorway of each sole-occupancy unit located on that level. – To and within not less than one of each type of room or space for use in common by the residents, including a cooking facility, sauna, gymnasium, swimming pool, common laundry, games room, individual shop, eating area, or similar spaces. – Where a ramp complying with AS 1428.1 or a passenger lift is installed, it should go to the entrance doorway of each sole-occupancy unit, and to and within rooms or spaces for use in common by the residents. – The requirements of (c) only apply where the space referred to in (c)(i) or (ii) is located on the levels served by the lift or ramp.

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NCC Clause	Compliance Provisions		Assessment Report Commentary
D4D3	Access to buildings	Noted	An accessway must be provided to a building required to be accessible from the following points: • The main points of a pedestrian entry at the allotment boundary. • Another accessible building connected by a pedestrian link. • Any required accessible carparking space on the allotment. An accessway must be provided through: • The principal pedestrian entrance. • Not less than 50% of all pedestrian entrances including the principal pedestrian entrance • In a building with a total floor area more than 500 m², a pedestrian entrance which is not accessible must not be located more than 50 m from an accessible pedestrian entrance, except for pedestrian entrances serving only areas exempted by D4D5. Where a pedestrian entrance required to be accessible has multiple doorways: • If the pedestrian entrance consists of not more than 3 doorways, not less than 1 of those doorways must be accessible. • If a pedestrian entrance consists of more than 3 doorways, not less than 50% of those doorways must be accessible. An accessible pedestrian entrance with multiple doorways is considered one pedestrian entrance if: – All doorways serve the same part or parts of the building. – The distance between each doorway is not more than the width of the widest doorway at that pedestrian entrance (see Figure D4D3). • A doorway is defined as the clear, unobstructed opening created by the opening of one or more door leaves (see Figure D4D3). • For a doorway on an accessway with multiple leaves (except an automatic opening door), one of those leaves must have a clear opening width of not less than 850 mm in accordance with AS 1428.1.

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D4D4	Parts of buildings to be accessible	Noted	• In a building required to be accessible, every ramp and stairway must comply with AS 1428.1, except for those in areas exempted by D4D5. • Every passenger lift must comply with E3D7. • Accessways must have passing spaces complying with AS 1428.1 at maximum 20m intervals where a direct line of sight is not available. • Turning spaces complying with AS 1428.1 must be within 2m of the end of accessways where it is not possible to continue traveling along the accessway and at maximum 20m intervals along the accessway. • The intersection of accessways must satisfy the spatial requirements for a passing and turning space. • A passing space may serve as a turning space. • A ramp complying with AS 1428.1 or a passenger lift is not required to serve a storey or level other than the entrance storey in a Class 5, 6, 7b, or 8 building containing not more than 3 storeys and with a floor area for each storey, excluding the entrance storey, of not more than 200m².

NCC Clause	Compliance Provisions		Assessment Report Commentary
			• Clause 7.4.1(a) of AS 1428.1 does not apply and is replaced with "the pile height or pile thickness shall not exceed 11mm and the carpet backing thickness shall not exceed 4mm" in such buildings. • The carpet pile height or pile thickness dimension, carpet backing thickness dimension, and their combined dimension shown in Figure 8 of AS 1428.1 do not apply and are replaced with 11mm, 4mm, and 15mm, respectively, in such buildings.
D4D5	Exemptions	Noted	The following areas are not required to be accessible: • An area where access would be inappropriate because of the particular purpose for which the area is used. • An area that would pose a health or safety risk for people with a disability. • Any path of travel providing access only to an area exempted above.
D4D7	Signage	Noted	Braille and tactile signage must comply with Specification 15 and incorporate the international symbol of access or deafness (as appropriate) in accordance with AS 1428.1. It must also identify the following: • Each door required by E4D5 to be provided with an exit sign. This signage must state "Exit" and "Level," as well as the floor level number or descriptor (or a combination of the two). A room containing a hearing augmentation system must have signage that identifies: • The type of hearing augmentation. • The area covered within the room. • If receivers are being used and where the receivers can be obtained. If a pedestrian entrance is not accessible, directional signage incorporating the international symbol of access in accordance with AS 1428.1 must be provided to direct a person to the location of the nearest accessible pedestrian entrance.

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D4D9	Tactile indicators	Noted	If a building is required to be accessible, it must provide tactile ground surface indicators to warn people who are blind or have a vision impairment that they are approaching: • A stairway (other than a fire-isolated stairway) • An escalator • A passenger conveyor or moving walk • A ramp (other than a fire-isolated ramp, step ramp, kerb ramp, or swimming pool ramp) • An overhead obstruction less than 2 m above floor level (other than a doorway) • An accessway meeting a vehicular way adjacent to any pedestrian entrance to a building, excluding a pedestrian entrance serving an area referred to in D4D5, if there is no kerb or kerb ramp at that point, except for areas exempted by D4D5, in the absence of a suitable barrier. The tactile ground surface indicators required by (1) must comply with sections 1 and 2 of AS/NZS 1428.4.1.

NCC Clause	Compliance Provisions		Assessment Report Commentary
			A hostel for the aged, nursing home for the aged, a residential aged care building, Class 3 accommodation for the aged, Class 9a health-care building, or a Class 9c aged care building need not comply with (1)(a) and (d) if handrails incorporating a raised dome button in accordance with AS/NZS 1428.4.1 are provided to warn people who are blind or have a vision impairment that they are approaching a stairway or ramp.
D4D13	Glazing on an access way	Noted	When an accessway lacks chair rails, handrails, or transoms, it is required to clearly mark all frameless or fully glazed doors, sidelights, and glazing that could be mistaken for an opening or doorway. The marking should comply with the standards set in AS 1428.1.

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10. Services and Equipment (Section E)

NCC Clause	Compliance Provisions		Assessment Report Commentary
Part E1 - Fire Fighting Equipment			
E1D2	Fire hydrants	Note	A fire hydrant system is required for a building with a total floor area greater than 500m2, where a fire brigade station equipped with fire hydrant equipment is no more than 50km away. • The fire hydrant system must be installed according to AS 2419.1. • If internal fire hydrants are provided, they must only serve the storey on which they are located. • Booster to be located within sight of the main building entrance. • Fire hydrant pump room access is to be provided from an external doorway or fire isolated passageway. • Hydrant pipework connections are to achieve an FRL of 60 minutes where installed within a non-sprinkler protected building. • Protective shielding to external hydrants within 10m of external wall to be demonstrated. Fire Hydrant coverage is not provided to the building based on previous approvals and the buildings annual fire safety statement.
E1D6	Where sprinklers are required: Class 2 and 3 buildings other than residential care buildings	Note	In a Class 2 or 3 building and any other class of building containing a Class 2 or 3 part, sprinklers are required throughout the building if any part of the building has: • a rise in storeys of 4 or more The building is not required to be sprinkler protected.

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NCC Clause	Compliance Provisions		Assessment Report Commentary
E1D14	Portable fire extinguishers	Noted	Portable fire extinguishers must be provided in accordance with AS 2444 and distributed in selected locations: • For Class 2, 3 or 5 buildings or Class 4 part of a building, fire extinguishers must be provided to serve the entire building or any fire compartment with a floor area greater than 500m2 • In a Class 2 or 3 building or Class 4 part of a building, ABE type fire extinguishers with a minimum size of 2.5 kg must be distributed outside of sole-occupancy units • Portable fire extinguishers must be provided for specific fire risks: – Class AE or E fire risks associated with emergency services switchboards – Class F fire risks involving cooking oils and fats in kitchens – Class B fire risks in locations where flammable liquids in excess of 50 litres are stored or used – Class A fire risks in normally occupied fire compartments less than 500m2 not provided with fire hose reels – Class A fire risks in classrooms and associated corridors in primary and secondary schools not provided with fire hose reels – Class A and E fire risks in specific occupancies like Class 9a health-care building, Class 3 parts of detention and correctional occupancies, Class 3 accommodation for children, aged persons and people with disabilities, and Class 9c building • Fire risks are defined in accordance with AS 2444 and an emergency services switchboard sustains emergency equipment operating in the emergency mode • A Class E fire extinguisher needs to be located at each nurses' station, supervisors' station or the like, and additional extinguishers may be required to cover fire risks in relation to special hazards provided for in E1D17. • Portable fire extinguishers are not required to be located within a sole-occupancy unit unless the sole-occupancy unit has a floor area greater than 500m2.

NCC Clause	Compliance Provisions		Assessment Report Commentary
E2 – Smoke Hazard Management			
E2D3	Air handling system other than as part of a smoke hazard management system	Noted	Requirements for air-handling systems not forming a part of a smoke hazard management system: • An air-handling system that recycles air from one fire compartment to another or contributes to the spread of smoke must be designed and installed to operate as a smoke control system or incorporate smoke dampers. • Smoke dampers must be included where the air-handling ducts penetrate separate fire compartments. • The air-handling system should be shut down and smoke dampers should be automatically activated by smoke detectors that comply with AS 1670.1 Clause 7.5. • Each sole-occupancy unit in a Class 2 or 3 building should be treated as a separate fire compartment. • Miscellaneous air-handling systems covered by AS 1668.1 Sections 5 and 6 serving more than one fire compartment (except carparks) must comply with the standard.

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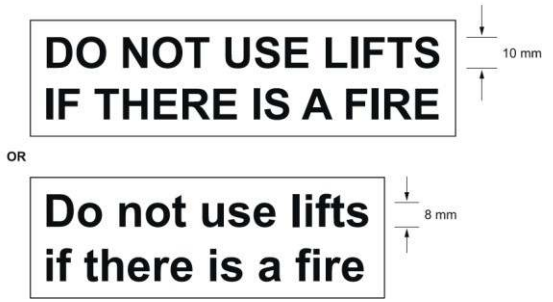
NCC Clause	Compliance Provisions		Assessment Report Commentary
E2D8	Buildings not more than 25m in effective height: Class 2 and 3 buildings and Class 4 part of the building	Noted	Class 2 and 3 building or part of a building, or Class 4 part of a building requirements if building is not more than 25m in effective height: • An automatic smoke detection and alarm system that complies with Specification 20 must be provided.

NCC Clause	Compliance Provisions		Assessment Report Commentary
E3 – Lift installations			
E3D2	Lift installations	Noted	An electric passenger lift installation and an electrohydraulic passenger lift installation must comply with Specification 24.
E3D4	Warning against use of lifts in fire	Noted	• A warning sign is required to be displayed near every call button for a passenger lift or group of lifts throughout a building. • The warning sign does not apply to small lifts such as dumb-waiters or the like that are used only for transporting goods. • The warning sign must comply with the details and dimensions shown in Figure E3D4 and consist of incised, inlaid, or embossed letters on a metal, wood, plastic, or similar plate securely and permanently attached to the wall, or letters incised or inlaid directly into the surface of the material forming the wall. Figure E3D4: Warning sign for passenger lifts 
E3D6	Landings	Noted	Access and egress to and from lift well landings must comply with the Deemed-to-Satisfy Provisions of Parts D2, D3 and D4.

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NCC Clause	Compliance Provisions		Assessment Report Commentary
			Lift landing is compliant on ground floor. Units are not required to be accessible, landings within the units are not required to comply with a 1540 x 2070 landing internally within these spaces.
E3D7	Passenger lifts	Noted	In an accessible building, every passenger lift must be one of the following lift types, subject to the limitations (if any) of each lift type: • Electric passenger lifts, electrohydraulic passenger lifts, or inclined lifts can be used without limitations. • Stairway platform lifts must not be used to serve a space in a building accommodating more than 100 persons calculated according to D2D18, or in a high traffic public use area such as a theatre, cinema, auditorium, transport interchange, shopping centre, or the like. Additionally, they must not be used where it is possible to install another type of passenger lift, connect more than 2 storeys, serve more than 2 consecutive storeys (when more than 1 stairway lift is installed), or encroach on the minimum width of a stairway required by D2D8 to D2D11 when in the folded position. • A low-rise platform lift must not travel more than 1000 mm. • A low-rise, low-speed constant pressure lift must not travel more than 4 m for an enclosed type, or more than 2 m for an unenclosed type. Additionally, they must not be used in high traffic public use areas in buildings such as a theatre, cinema, auditorium, transport interchange, shopping complex, or the like. • A small-sized, low-speed automatic lift must not travel more than 12 m. A passenger lift referred to in (1) must not rely on a constant pressure device for its operation if the lift car is fully enclosed.
E3D8	Accessible features required for passenger lifts	Noted	In an accessible building, every passenger lift must have specific features, including: • A handrail complying with AS 1735.12 for all lifts except stairway and low-rise platform lifts. • Lift floor dimensions: - Not less than 1400 mm wide x 1600 mm deep for lifts that travel more than 12 m. - Not less than 1100 mm wide x 1400 mm deep for lifts that travel not more than 12 m, except stairway platform lifts. - Not less than 810 mm wide x 1200 mm deep for stairway platform lifts. • Minimum clear door opening complying with AS 1735.12 for all lifts except stairway platform lifts. • Passenger protection system complying with AS 1735.12 for all lifts with power-operated doors. • Lift landing doors at the upper landing for all lifts except stairway platform lifts. • Lift car and landing control buttons complying with AS 1735.12 for all lifts except stairway and low-rise platform lifts. • Lighting in accordance with AS 1735.12 for all enclosed lift cars. • For all lifts serving more than 2 levels: - Automatic audible information within the lift car to identify the level each time the car stops. - Audible and visual indication at each lift landing to indicate the arrival of the lift car. - Audible information and audible indication required by (i) and (ii) is to be provided in a range of between 20-80 dB(A) at a maximum frequency of 1500 Hz.

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NCC Clause	Compliance Provisions		Assessment Report Commentary
			• Emergency hands-free communication, including a button that alerts a call centre of a problem and a light to signal that the call has been received, for all lifts except stairway platform lifts. Lifts have been previously approved. A review of accessible features will be undertaken to ensure compliance prior to issue of the occupation certificate.

NCC Clause	Compliance Provisions		Assessment Report Commentary
E4 – Visibility in an emergency, exit signs and warning systems			
E4D2	Emergency lighting requirements	Noted	Suitable signs or other means of identification must be provided to facilitate evacuation. • The signs must identify the location of exits and guide occupants to them. • The signs must be clearly visible to occupants. • In the event of a power failure of the main lighting system, the signs must continue to operate for sufficient time to allow occupants to safely evacuate. • Works are to be in accordance with NCC E4D2 – E4D8 and AS 2293-

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11. Health and Amenity (Section F)

NCC Clause	Compliance Provisions		Assessment Report Commentary
F1 – Surface Water Management, Rising Damp and External Waterproofing			
F1D3	Stormwater drainage	Note	Stormwater drainage must be designed and constructed in accordance with AS/NZS 3500.3.
F1D4	Exposed Joints	Noted	Exposed joints in the drainage surface on a roof, balcony, podium, or similar horizontal surface part of a building must meet the following requirements: • They must be protected in accordance with Section 2.9 of AS 4654.2. • They must not be located beneath or run through a planter box, water feature, or similar part of the building.
F1D5	External Waterproofing membranes	Note	A roof, balcony, podium, or similar horizontal surface part of a building must be provided with a waterproofing membrane meeting the following requirements: • The membrane must consist of materials complying with AS 4654.1. • The membrane must be designed and installed in accordance with AS 4654.2. No works nominated to external outdoor areas requiring waterproofing. Existing approvals have addressed these areas.
F1D6	Damp-proofing	Note	Moisture from the ground must be prevented from reaching the following areas in a building: - The lowest floor timbers and the walls above the lowest floor joists - The walls above the damp-proof course - The underside of a suspended floor constructed of a material other than timber, and the supporting beams or girders If a damp-proof course is provided, it must meet one of the following requirements: - Consist of a material that complies with AS/NZS 2904 - Be made of impervious sheet material in accordance with AS 3660.1
F1D7	Damp-proofing of floors on the ground	Note	If a floor of a room is laid on the ground or on fill, the upper surface of the floor and adjacent walls must be protected from moisture by inserting a vapour barrier in accordance with AS 2870.

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NCC Clause	Compliance Provisions		Assessment Report Commentary
F2 – Wet Areas and Overflow Protection			
F2D2	Wet area construction	Note	In a Class 2 part of a building, building elements in wet areas must— • be water resistant or waterproof in accordance with Specification 26; and • comply with AS 3740. No wet areas as defined by the NCC will form a part of these works. Wet areas are existing and addressed under previous approvals
F2D4	Floor wastes	Note	In a Class 2 or 3 building or Class 4 part of a building, a bathroom or laundry located at any level above a sole-occupancy unit or public space must have a floor waste. Where a floor waste is installed— • the minimum continuous fall of a floor plane to the waste must be 1:80; and • the maximum continuous fall of a floor plane to the waste must be 1:50. No wet areas as defined by the NCC will form a part of these works. Wet areas are existing and addressed under previous approvals.

NCC Clause	Compliance Provisions		Assessment Report Commentary
F3 – Roof and Wall Cladding			
F3P1	Weatherproofing	Noted	Where the external walls do not comply with the deemed to satisfy provisions of NCC F3D5, a performance solution for the weatherproofing of the external walls will be required to demonstrate compliance with NCC F3P1. No works proposed
F3D2	Roof coverings	Note	A roof must be covered with one of the following: • Roof tiles complying with AS 2049, fixed in accordance with AS 2050. • Metal sheet roofing complying with AS 1562.1. • Plastic sheet roofing designed and installed in accordance with AS 1562.3. • Terracotta, fibre-cement and timber slates and shingles designed and installed in accordance with AS 4597, except in cyclonic areas. • An external waterproofing membrane complying with F1D5.

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NCC Clause	Compliance Provisions		Assessment Report Commentary
F3D3	Sarking	Noted	Sarking-type material used for weatherproofing of roofs and walls must comply with AS 4200.1 and AS 4200.2.
F3D4	Glazed assemblies	Noted	Glazed assemblies in external walls such as windows, sliding and swinging doors, adjustable louvres, shopfronts, and window walls with one-piece framing must comply with AS 2047 requirements for resistance to water penetration.
F3D5	Wall cladding	Noted	• External wall cladding must comply with one or a combination of the following standards: - Masonry, including masonry veneer, unreinforced and reinforced masonry: AS 3700. - Autoclaved aerated concrete: AS 5146.3. - Metal wall cladding: AS 1562.1.

NCC Clause	Compliance Provisions		Assessment Report Commentary
F4 – Sanitary and other facilities			
F4D2	Facilities in residential buildings	Noted	Class 2 Buildings: • Within each sole-occupancy unit, provide: - A kitchen sink and facilities for the preparation and cooking of food - A bath or shower - A closet pan - A washbasin - For laundry facilities, provide either: ▪ Clothes washing facilities and clothes drying facilities in each sole-occupancy unit ▪ A separate laundry for each 4 sole-occupancy units, or part thereof • A kitchen sink or washbasin must not be counted as a laundry washtub
F4D8	Construction of sanitary compartments	Note	Minimum Requirements for Sanitary Compartments: • Sanitary compartments, except in early childhood centres, must have doors and partitions that separate adjacent compartments and extend: - From floor level to the ceiling in the case of a unisex facility. - To a height of not less than 1.5 m above the floor if primary school children are the principal users. - 1.8 m above the floor in all other cases. • The door to a fully enclosed sanitary compartment must: - Open outwards.

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NCC Clause	Compliance Provisions		Assessment Report Commentary
			- Slide. - Be readily removable from the outside of the sanitary compartment, unless there is a clear space of at least 1.2 m, measured in accordance with Figure F4D8, between the closet pan within the sanitary compartment and the doorway. • In an early childhood centre, facilities for use by children must have each sanitary compartment screened by a partition which, except for the doorway, is opaque for a height of at least 900 mm but not more than 1200 mm above the floor level.

NCC Clause	Compliance Provisions		Assessment Report Commentary
F5 – Room Heights			
F5D2	Height of rooms and other spaces	Noted	Class 2 or 3 building or Class 4 part of a building: • Kitchen, laundry, or similar: 2.1 m • Corridor, passageway or similar: 2.1 m • Habitable room excluding kitchen: 2.4 m • Attic or other rooms: 2.4 m or 2.2 m for two-thirds of the floor area • Habitable room with sloping ceiling: 2.1 m for two-thirds of the floor area All buildings: • Bathroom, shower room, sanitary compartment, airlock, tea preparation room, pantry, store room, garage, car parking area or similar: 2.1 m • Commercial kitchen: 2.4 m • Above stairway, ramp, landing or similar: 2 m vertically above nosing line or floor surface • Required accessible adult change facility: 2.4 m No works are proposed to the existing room heights previously approved.

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NCC Clause	Compliance Provisions		Assessment Report Commentary
F6 – Light and Ventilation			
F6D2	Provision of natural light	Noted	Natural light must be provided in the following types of buildings and areas: • Class 2 building and Class 4 parts of a building: to all habitable rooms.

NCC Clause	Compliance Provisions		Assessment Report Commentary
F6D3	Methods and extent of natural lighting	Noted	Class 2 Buildings: • Natural light must be provided to all habitable rooms in Class 2 buildings and Class 4 parts of a building. Windows: • Required natural light must be provided by windows (excluding roof lights) that have an aggregate light transmitting area of not less than 10% of the floor area of the room, and are open to the sky or face an open verandah, carport, or similar space. • Required natural light must be provided by roof lights that have an aggregate light transmitting area of not less than 3% of the floor area of the room and are open to the sky. • A proportional combination of windows and roof lights may be used. Distance from boundary or wall: • In Class 2, 3 or 9 buildings, or Class 4 parts of a building, a required window that faces a boundary of an adjoining allotment or a wall of the same building or another building on the allotment must not be less than a horizontal distance from that boundary or wall that is the greater of 1 m or 50% of the square root of the exterior height of the wall in which the window is located, measured in metres from its sill.

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F6D4	Natural light borrowed from adjoining room	Note	Natural light may come through glazed panels or openings from an adjoining room if: • Both rooms are within the same sole-occupancy unit or enclosed verandah is on common property • Glazed panels or openings have an aggregate light transmitting area of not less than 10% of the floor area of the room to which it provides light • The adjoining room has windows that: - Have an aggregate light transmitting area of not less than 10% of the combined floor areas of both rooms - Roof lighst that that: ▫ Have an aggregate light transmitting area of not less than 3% of the combined floor areas of both rooms ▫ are open to the sky; or ▫ a proportional combination of windows and roof lights.

NCC Clause	Compliance Provisions		Assessment Report Commentary
F6D5	Artificial lighting	Noted	Class 2 Building: • Artificial lighting must be provided in required stairways, passageways, and ramps in accordance with AS 1680. • If natural light of a standard equivalent to that required by F6D3 is not available and periods of occupation or use of the room or space will create undue hazard to occupants seeking egress in an emergency, artificial lighting must be provided to sanitary compartments, bathrooms, shower rooms, airlocks, laundries, common stairways, and other spaces used in common by the occupants of the building.
F6D6	Ventilation of rooms	Noted	Class 2 buildings: • Habitable rooms, sanitary compartments, bathrooms, laundries and any other room occupied by a person for any purpose must have natural ventilation complying with F6D7; or a mechanical ventilation or air-conditioning system complying with AS 1668.2 and AS/NZS 3666.1.

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F6D7	Natural ventilation	Noted	For habitable rooms, offices, shops, factories, workrooms, sanitary compartments, bathrooms, shower rooms, laundries, and any other room occupied by a person, the following can be provided in lieu of mechanical ventilation: • Natural ventilation in accordance with F6D6(a) must consist of openings, windows, doors, or other devices that can be opened with a ventilating area of at least 5% of the floor area of the room, and open to a suitably sized court, space open to the sky, an open verandah, carport, or an adjoining room in accordance with F6D8.
F6D8	Ventilation borrowed from adjoining room	Note	To provide natural ventilation to a room, it is acceptable for the ventilation to come through a window, opening, door, or other device from an adjoining room or enclosed verandah if both rooms are within the same sole-occupancy unit or if the enclosed verandah is common property: For Class 2 buildings, sole-occupancy units of Class 3 buildings, or Class 4 parts of a building: • The room to be ventilated cannot be a sanitary compartment. • The window, opening, door, or other device must have a ventilating area of at least 5% of the floor area of the room being ventilated. • The adjoining room must have a window, opening, door, or other device with a ventilating area of at least 5% of the combined floor areas of both rooms.

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NCC Clause	Compliance Provisions		Assessment Report Commentary
F7 – Sound Transmission and Insulation			
F7D3	Determination of airborne sound insulation ratings	Noted	A form of construction required to have an airborne sound insulation rating must— • have the required value for weighted sound reduction index (Rw) or weighted sound reduction index with spectrum adaptation term (Rw + Ctr) determined in accordance with AS/NZS ISO 717.1 using results from laboratory measurements; or • comply with Specification 28. Acoustic consultant has confirmed ompliance.
F7D4	Determination of impact sound insulation ratings	Noted	A floor in a building required to have an impact sound insulation rating must— • have the required value for weighted normalised impact sound pressure level (Ln,w) determined in accordance with AS ISO 717.2 using results from laboratory measurements; or • comply with Specification 28. A wall in a building required to have an impact sound insulation rating must— • for a Class 2 or 3 building be of discontinuous construction and For the purposes of this Part, discontinuous construction means a wall having a minimum 20 mm cavity between 2 separate leaves, and— - for masonry, where wall ties are required to connect leaves, the ties are of the resilient type; and - for other than masonry, there is no mechanical linkage between leaves except at the periphery. Acoustic consultant has confirmed compliance.
F7D5	Sound insulation rating of floors	Noted	• A floor in a Class 2 or 3 building must have an Rw + Ctr (airborne) not less than 50 and an Ln,w (impact) not more than 62 if it separates— - sole-occupancy units; or - a sole-occupancy unit from a plant room, lift shaft, stairway, public corridor, public lobby or the like, or parts of a different classification. Acoustic consultant has confirmed compliance.
F7D6	Sound insulation rating of walls	Noted	A wall in a Class 2 or 3 building must— • have an Rw + Ctr (airborne) not less than 50, if it separates sole-occupancy units; and • have an Rw (airborne) not less than 50, if it separates a sole-occupancy unit from a plant room, lift shaft, stairway, public corridor, public lobby or the like, or parts of a different classification; and • Comply with F7D4(2) if it separates—

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NCC Clause	Compliance Provisions		Assessment Report Commentary
			- a bathroom, sanitary compartment, laundry or kitchen in one sole-occupancy unit from a habitable room (other than a kitchen) in an adjoining unit; or - a sole-occupancy unit from a plant room or lift shaft. • A door may be incorporated in a wall in a Class 2 or 3 building that separates a sole-occupancy unit from a stairway, public corridor, public lobby or the like, provided the door assembly has an Rw not less than 30. • Where a wall required to have sound insulation has a floor above, the wall must continue to— - the underside of the floor above; or - a ceiling that provides the sound insulation required for the wall. • Where a wall required to have sound insulation has a roof above, the wall must continue to— - the underside of the roof above; or - a ceiling that provides the sound insulation required for the wall. - Acoustic consultant has confirmed compliance.
F7D7	Sound insulation rating of internal services	Noted	If a duct or soil, waste or water supply pipe, including a duct or pipe that is located in a wall or floor cavity, serves or passes through more than one sole-occupancy unit, the duct or pipe must be separated from the rooms of any sole occupancy unit by construction with an Rw + Ctr (airborne) not less than— • 40 if the adjacent room is a habitable room (other than a kitchen); or • 25 if the adjacent room is a kitchen or non-habitable room. If a stormwater pipe passes through a sole-occupancy unit, it must be separated in accordance with the above.
F7D8	Sound isolation of pumps	Noted	A flexible coupling must be used at the point of connection between the service pipes in a building and any circulating or other pump. NA

NCC Clause	Compliance Provisions		Assessment Report Commentary
F8 – Condensation Management			
F8D3	Pliable building membrane	Noted	• Where a pliable building membrane is installed in an external wall, it must— - comply with AS 4200.1; and - be installed in accordance with AS 4200.2; and - be located on the exterior side of the primary insulation layer of wall assemblies that form the external envelope of a building. • Where a pliable building membrane, sarking-type material or insulation layer is installed on the exterior side of the primary insulation layer of an external wall it must have a vapour permeance of not less than—

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NCC Clause	Compliance Provisions		Assessment Report Commentary
			- in climate zones 6, 7 and 8, 1.14 µg/N.s. • Except for single skin masonry and single skin concrete, where a pliable building membrane is not installed in an external wall, the primary water control layer must be separated from water sensitive materials by a drained cavity
F8D4	Flow rate and discharge of exhaust systems	Noted	• An exhaust system installed in a kitchen, bathroom, sanitary compartment or laundry must have a minimum flow rate of— - 25 L/s for a bathroom or sanitary compartment; and - 40 L/s for a kitchen or laundry. • Exhaust from a kitchen, kitchen range hood, bathroom, sanitary compartment or laundry must discharge directly or via a shaft or duct to outdoor air. • Where space for a clothes drying appliance is provided in accordance with F4D2(1)(b), space must also be provided for ducting from the clothes drying appliance to outdoor air. • The above point does not apply if a condensing-type clothes drying appliance is installed. • An exhaust system that is not run continuously and is serving a bathroom or sanitary compartment that is not ventilated in accordance with F6D7 must— - be interlocked with the room's light switch; and - include a run-on timer so that the exhaust system continues to operate for 10 minutes after the light switch is turned off. Except for rooms that are ventilated in accordance with F6D7, a room with space for ducting a clothes drying appliance to outdoor air in accordance with this clause must be provided with make-up air in accordance with AS 1668.2

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12. Ancillary Provisions (Section G)

NCC Clause		Compliance Provisions		Assessment Report Commentary
	G2 – Boilers, pressure vessels, heating appliances, fireplaces, chimneys and flues			
G2D2		Installation of appliances	Note	The installation of a stove, heater or similar appliance in a building must comply with: • Domestic solid-fuel burning appliances — installation: AS/NZS 2918. • For boilers and pressure vessels: Specification 30.
G2D3		Open fireplaces	Note	An open fireplace, or solid-fuel burning appliance in which the fuel-burning compartment is not enclosed, must have A hearth constructed of stone, concrete, masonry or similar non-combustible material so that— • it extends not less than 300 mm beyond the front of the fireplace opening and not less than 150 mm beyond of that opening; and • it extends beyond the limits of the fireplace or appliance not less than 300 mm if the fireplace or appliance • is free-standing from any wall of the room; and • its upper surface does not slope away from the grate or appliance; and • combustible material situated below or around the external edge of the hearth, but not below that part r extend beyond the fireplace opening or the limits of the fireplace, is not less than 150 mm from the upper the hearth; and Walls forming the sides and back of the fireplace up to not less than 300 mm above the underside of the arch or linte • are constructed in 2 separate leaves of solid masonry with a total combined thickness not less than 180 mm, any cavity; and • do not consist of concrete block masonry in the construction of the inner leaf; and Walls of the chimney above the level referred to in above— • constructed of masonry units with a net volume, excluding cored and similar holes, not less than 75% of • their gross volume, measured on the overall rectangular shape of the units, and with an actual thickness of than 100 mm; and • lined internally to a thickness of not less than 12 mm with rendering consisting of 1 part cement, 3 parts lim parts sand by volume, or other suitable material; and • suitable damp-proof courses or flashings to maintain weatherproofing.

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NCC Clause	Compliance Provisions		Assessment Report Commentary
G6 – Occupiable outdoor areas			
G6D2	Fire hazard properties	Note	Subject to the below, a lining, material or assembly in an occupiable outdoor area must comply with C2D11 as for an internal element. The following fire hazard properties of a lining, material or assembly in an occupiable outdoor area are not required to comply with C2D11: • Average specific extinction area. • Smoke-Developed Index. • Smoke development rate. • Smoke growth rate index (SMOGRARC). No works proposed to external balcony areas.

NCC Clause	Compliance Provisions		Assessment Report Commentary
G7 – Liveable housing design			
G7D2	Liveable housing design	Noted	Each sole-occupancy unit in a Class 2 building must comply with the ABCB Standard for Liveable Housing Design, except for Part 1. Compliance achieved

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13. Energy Efficiency (Section J)

NCC Clause	Compliance Provisions		Assessment Report Commentary
J2 – Energy Efficiency			
J2D2	Application of Section J	Noted	The building is required to comply with the provisions of NCC 2022 section J to demonstrate compliance with energy efficiency provisions.

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14. Appendix A - Reference Documentation

The following documentation was used in the assessment and preparation of this report:

Drawing No.	Title	Revision	Date	Prepared By
AS-01	Site Plan	-	05/06/2024	Woodhouse & Danks Pty Ltd
AS-10	Ground Floor Plan	-	05/06/2024	Woodhouse & Danks Pty Ltd
AS-11	First Floor Plan	-	05/06/2024	Woodhouse & Danks Pty Ltd
AS-12	Second Floor Level	-	05/06/2024	Woodhouse & Danks Pty Ltd
AS-13	Roof Plan	-	05/06/2024	Woodhouse & Danks Pty Ltd
8663/14	Plan of Subdivision of Lot A in DP342163	-	19/09/2022	David A. Stutchbury
8663/14	Plan of Subdivision of Lot A in DP342163	-	19/09/2022	David A. Stutchbury
8663/14	Plan of Subdivision of Lot A in DP342163	-	19/09/2022	David A. Stutchbury

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15. Appendix B - Fire Resistance Levels

The table below represents the Fire resistance levels required in accordance with NCC 2022:

Type A Construction

Table S5C11a: Type A Construction: FRL of loadbearing parts of external walls

Distance from a fire source feature	FRL (in minutes): Structural Adequacy/ Integrity/ Insulation			
	Class 2,3 or 4 part	Class 5, 7a or 9	Class 6	Class 7b or 8
Less than 1.5m	90/90/90	120/120/120	180/180/180	240/240/240
1.5 to less than 3m	90/60/30	120/90/90	180/180/120	240/240/180
3m or more	90/60/30	120/60/30	180/120/90	240/180/90

Table S5C11b: Type A Construction: FRL of non-loadbearing parts of external walls

Distance from a fire source feature	FRL (in minutes): Structural Adequacy/ Integrity/ Insulation			
	Class 2,3 or 4 part	Class 5, 7a or 9	Class 6	Class 7b or 8
Less than 1.5m	-/90/90	-/120/120	-/180/180	-/240/240
1.5 to less than 3m	-/60/60	-/90/90	-/180/120	-/240/180
3m or more	-/-/-	-/-/-	-/-/-	-/-/-

Table S5C11c: Type A Construction: FRL of external columns non incorporated in an external wall

Column tyle	FRL (in minutes): Structural Adequacy/ Integrity/ Insulation			
	Class 2,3 or 4 part	Class 5, 7a or 9	Class 6	Class 7b or 8
Loadbearing	90/-/-	120/-/-	180/-/-	240/-/-
Non-loadbearing	-/-/-	-/-/-	-/-/-	-/-/-

Table S5C11d: Type A Construction: FRL of common walls and fire walls

Wall type	FRL (in minutes): Structural Adequacy/ Integrity/ Insulation			
	Class 2,3 or 4 part	Class 5, 7a or 9	Class 6	Class 7b or 8
Loadbearing or non-loadbearing	90/90/90	120/120/120	180/180/180	240/240/240

Table S5C11e: Type A Construction: FRL of loadbearing internal walls

Location	FRL (in minutes): Structural Adequacy/ Integrity/ Insulation			
	Class 2,3 or 4 part	Class 5, 7a or 9	Class 6	Class 7b or 8
Fire-resisting lift and stair shafts	90/90/90	120/120/120	180/120/120	240/120/120
Bounding public corridors, public lobbies and the like	90/90/90	120/-/-	180/-/-	240/-/-

Between or bounding sole-occupancy units	90/90/90	120/-/-	180/-/-	240/-/-
Ventilating, pipe, garbage, and like shafts not used for the discharge of hot products of combustion	90/90/90	120/90/90	180/120/120	240/120/120

Table S5C11f: Type A Construction: FRL of non-loadbearing internal walls

Location	FRL (in minutes): Structural Adequacy/ Integrity/ Insulation			
	Class 2,3 or 4 part	Class 5, 7a or 9	Class 6	Class 7b or 8
Fire-resisting lift and stair shafts	-/90/90	-/120/120	-/120/120	-/120/120
Bounding public corridors, public lobbies and the like	-/60/60	-/-/-	-/-/-	-/-/-
Between or bounding sole-occupancy units	-/60/60	-/-/-	-/-/-	-/-/-
Ventilating, pipe, garbage, and like shafts not used for the discharge of hot products of combustion	-/90/90	-/90/90	-/120/120	-/120/120

Table S5C11g: Type A Construction: FRL of other building elements not covered by Tables S5C11a to S5C11f

Location	FRL (in minutes): Structural Adequacy/ Integrity/ Insulation			
	Class 2,3 or 4 part	Class 5, 7a or 9	Class 6	Class 7b or 8
Other loadbearing internal walls, internal beams, trusses and columns	90/-/-	120/-/-	180/-/-	240/-/-
Floors	90/90/90	120/120/120	180/180/180	240/240/240
Roofs	90/60/30	120/60/30	180/60/30	240/90/60

Assessment of Passive Fire Separation at 1 Fairlight Crescent Fairlight

IECC can confirm that we have reviewed the relevant certificates and documentation, and undertaken site inspections of the existing building pertaining to the following NCC Clauses. Based on our review, we confirm that the installation is compliant with the relevant codes listed below:

C2D2

- Floor-to-floor separation between levels, including penetrations. Achieves -/120/120 FRL.
- Bounding construction. Achieves -/90/90 FRL.
- Review of the lift shaft. Achieves -/90/90 FRL.

C3D11

- Separation of Lift Shafts. Complies with Type A construction requirements for load bearing shafts as prescribed by specification 5. Achieves -/90/90 FRL.

C4D11

- Openings in fire-isolated lift shafts. Lift door complies with AS1735.11. Achieves -/120/- FRL.

C4D12

- Complies with Type A construction requirements. Self-closing –/60/30 fire doors are installed to unit 2 and 3 entries. No other openings in internal walls requiring an FRL.

C4D13:

- Openings in floors and ceilings for services. Penetrations in the slab between Units 2 and Unit 3 have been treated with a tested system in accordance with BCA Specification 13, AS 4072.1: 2005, and AS 1530.4: 2014. Achieves -/120/120 FRL.

C4D14

- Openings in shafts. Lift doors are self-closing and achieve -/120/- FRL.

C4D15:

- Openings for service installations. No new proposed penetrations. Existing penetrations have been inspected and assessed and deemed to be compliant with Specification 13

C4D16:

- Construction joints. Assessment of the existing building has identified there are no existing construction joints requiring protection.

Ali Beydoun
Managing Director
FPAA Number: F035045A
Date: 04 December 2024