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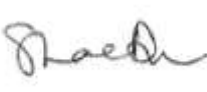

<b>Project</b>	Alterations & Additions to Existing Restaurant 14 South Steyne, Manly
<b>Report</b>	NCC Assessment Report
<b>Reference</b>	C20441-r4
<b>Date</b>	28 March 2022
<b>Client</b>	U+I Building Studios
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## Document Control

Reference/Revision	Date	Description	NCC Assessment Report
C20441-r3	23/02/2021	Prepared by	<b>Robert Briant</b>
			Associate
			
		Reviewed by	<b>Shane Barr</b> Senior Building Surveyor
			
C20441-r4	28/03/2022	Prepared by	<b>Shane Barr</b> Senior Building Surveyor
			

## 1 Introduction

### 1.1 Building Location

The development being the subject of this Report is in relation to an existing two storey restaurant building at 14 South Steyne, Manly. The current building as a separate restaurant on both levels of the building located on the southwestern side of South Steyne on the southern corner of Victoria Parade with the rear of the property fronting Dungowan Lane to the west.

### 1.2 Objectives

The purpose of this report is to provide an assessment against the National Construction Code 2019 Amendment 1 (NCC) addressing all relevant clauses therein to identify where the subject building achieves compliance and non-compliance, as well as provide appropriate Performance Solutions where available, which are required to be prepared under separate cover.

It is presumed the assumptions, content, and limitations of this report are reviewed, noted, and understood by the reader. Credwell Consulting are to be contacted to clarify any queries or assumptions made in relation to the contents of this report and further, Credwell Consulting take no responsibility for misinterpretation of any of the content herein.

### 1.3 Limitations

This report does not include, nor imply, any audit, assessment, or upgrading of:

1. The structural design of the building;
2. The capacity or design of any electrical, fire, hydraulic or mechanical services; and
3. The Disability (Access to Premises – Building) Standards 2010 and the Disability Discrimination Act 1992 (Cth)

This report does not include, nor imply, any assessment of, or compliance with:

4. Any Development Consent conditions;
5. The Liquor Licencing Act 2007;
6. The Work Health and Safety Act 2011;
7. The Swimming Pools Act 1992;
8. Design, Construction and Fit-out of Food Premises AS 4674 – 2004; and
9. Requirements of Authorities including, but not limited to, WorkCover, RMS, Council, Telecommunications Supply Authority, Electricity Supply Authority, Water Supply Authority, Gas Supply Authority and the like.

#### Interpretations

A number of matters within the NCC are known to be interpretive. Where these matters are encountered, interpretations have been used that are consistent with Credwell Consulting's understanding of standard industry practice.

#### Dimensions and Tolerances

In some instances, the NCC specifies minimum dimensions for construction. The assessment of plans and specifications includes a review of such minimum dimensions that are relevant to the project, but Credwell Consulting does not guarantee that all

relevant minimum dimensions have been assessed where they are not clearly and explicitly denoted/marked on the architectural drawings.

The relevant designer(s) and builder(s) should confirm that all minimum dimensions are achievable on site prior to works and consideration/attention should be given to construction tolerances impacted by wall set outs, applied finishes, and skirtings to corridors and bathrooms. For example, tiling bed thickness on walls and floors can adversely impact critical minimum dimensions relating to access for people with disabilities, stair and corridor widths, and balustrade heights.

#### 1.4 Reviewed Documentation

This report is based on documentation referenced in Annexure A.

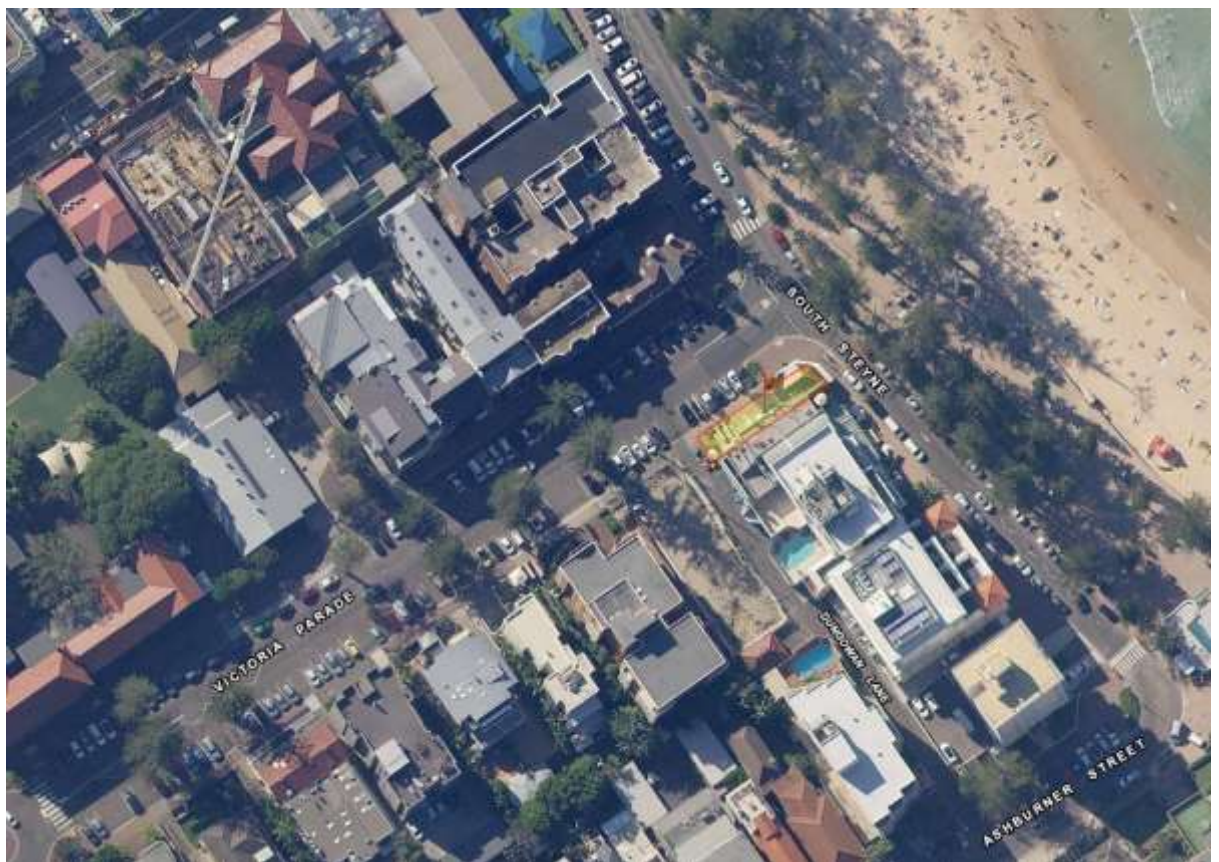


Figure 1 – 14 South Steyne, Manly (from Sixmaps)

## 2 Building Description

For the purposes of the NCC, the building is described as follows:

### 2.1 Classification

Class	Use	Area
Class 6	Restaurant	Ground & First Floor

### 2.2 Rise in Storeys

The building has a rise in storeys of two (2).

### 2.3 Type of Construction

Given the classification of the top floor and the rise in storeys the building is to be of Type C Construction.

### 2.4 Effective height

The effective height has been calculated to be approximately 3.0 m, being less than 12m.

### 2.5 Fire Compartments

The following fire compartments have been assumed:

1. Whole of the building is a single fire compartment.

### 2.6 Required Exits

The following have been considered as the exits from the building:

1. Ground floor door to the north-eastern side.
2. Ground floor central door to the north-western side.
3. Internal central stair from Level 1.
4. External stair from Level 1 to the west.

### 2.7 Climate Zone

The building is located within Climate Zone 5, being within the Northern Beaches local government area.

### 3 Fire Safety Measures

Given the assessment in this report, the following fire safety measures are required to be installed in the building. This list is subject to minor change if Performance Solutions are proposed, or other options are taken during the Construction Certificate (CC) and/or construction stages.

	Fire Safety Measure	Standard of Performance
1.	Emergency lighting	NCC2019 Clauses E4.2 and E4.4 AS2293.1-2018
2.	Exit signs	NCC2019 Clauses E4.5, E4.6 and E4.8 AS2293.1-2018
3.	Fire doors	NCC2019 Clause D2.8 AS1905.1-2005
4.	Fire seals protecting openings in fire-resisting components of the building*	NCC clause C3.15 and Specification C3.15 AS 1530.4-2014 AS 4072.1-2005 Manufacturer's Specification
5.	Lightweight construction (enclosure under stairs)	NCC2019 Clause C1.8 AS1530.4-2005
6.	Portable fire extinguishers	NCC2019 Clause E1.6 AS2444-2001
7.	Paths of travel	NCC2019 Parts D1 and D2 EP&A Reg Clause 186

\*Only required for service penetrations in the enclosure under the internal stairs or in rear wall



#### 4 Fire Resistance Levels

The following fire resistance levels (FRLs) are required for the various elements of the building. Where the table below refers to a fire source feature (FSF), this is as defined in the NCC as the far boundary of a road, river, lake or the like adjoining the allotment, or a side or rear boundary of the allotment, or an external wall of another building on the allotment which is not a Class 10 building.

Building Element – Type C Construction	Class 6
External Walls <ul style="list-style-type: none"> <li>- Less than 1.5m from a FSF</li> <li>- 1.5 - 3m from a FSF</li> <li>- 3m or more from a FSF</li> </ul>	<b>90/90/90</b> <b>60/60/60</b> <b>-/-/-</b>
External Columns (not incorporated into an external wall) <ul style="list-style-type: none"> <li>- Less than 1.5m from a FSF</li> <li>- 1.5 - 3m from a FSF</li> <li>- 3m or more from a FSF</li> </ul>	<b>90/-/-</b> <b>60/-/-</b> <b>-/-/-</b>
Common Walls and Fire Walls	<b>90/90/90</b>
Internal Walls - Fire resisting stair shafts –	<b>60/60/60</b>
Internal Walls – Bounding public corridors, public lobbies and the like -	<b>-/-/-</b>
Internal Walls – Between or bounding sole-occupancy units	<b>-/-/-</b>
Roofs	<b>-/-/-</b>



## 5 Disability (Access to Premises – Building) Standards 2010

The Disability (Access to Premises – Building) Standards 2010 (Premises Standards) is a standard created under the DDA which includes construction standards which generally mirror the accessibility requirements of the NCC.

Clause 2.1 of the Premises Standards apply to new buildings and new building work as per the legislation stated in italic font below, however, given the mirrored requirements of both the NCC and the Premises Standard, compliance with the NCC provides compliance with the Premises Standards.

### 2.1 Buildings to which Standards apply

*(1) Subject to subsection (2), these Standards apply to the following:*

- (a) a new building, to the extent that the building is:*
  - (i) a specified Class 1b building; or*
  - (ii) a Class 2 building that has accommodation available for short-term rent; or*
  - (iii) a Class 3, 5, 6, 7, 8, 9 or 10 building;*
- (b) a new part, and any affected part, of a building, if the building is:*
  - (i) a specified Class 1b building; or*
  - (ii) a Class 2 building that:*
    - (A) is a new building; and*
    - (B) has accommodation available for short-term rent; or*
  - (iii) a Class 3, 5, 6, 7, 8, 9 or 10 building;*
- (c) an existing public transport building that is still in use on the target date mentioned in an item in the table in section 3.1.*

As per Clause 2.1(5) of the Premises Standards, an affected part is:

*(5) An affected part is:*

- (a) the principal pedestrian entrance of an existing building that contains a new part;*  
*and*
- (b) any part of an existing building, that contains a new part, that is necessary to provide a continuous accessible path of travel from the entrance to the new part.*

Therefore, the principal pedestrian entrance to the areas of work proposed is deemed to be the entrance on South Steyne, leading to the first floor via flights of stairs. Consequently, this entrance and associated stairway, including landings and accessway, are to be made accessible. As this is new work it is discussed in Part 7 of this report.

## 6 Existing Building

As an existing building, Council has discretion as to the level of upgrading required under Clause 93 and 94 of the Environmental Planning and Assessment Regulation 2000 (EPAA Reg) at the Development Application Stage.

It is expected that works will be required to allow the continued use to be approved as a Construction Certificate. In that case Clause 143C of the EPAA Reg requires the certifier to inspect the building and review fire safety.

Given the extent of the proposed works we understand that the building will be fully upgraded.

## 7 Matters for Further Consideration

### 7.1 Assessment

The reviewed documentation referenced in Annexure A of this report has been assessed against the Deemed-to-Satisfy (DtS) provisions of the NCC. This assessment has identified the following areas where compliance with the NCC will require further consideration.

Annexure B of this report provides a detailed assessment of the proposal against each of the relevant DtS provisions of the NCC.

### 7.2 Access and Egress Issues – Part D1 and D2

A single step of 170 mm is proposed to be provided on the first floor.

Single steps are not regulated under the NCC but the Guide to NCC Volume One states *'More than one riser is considered necessary for a person to observe and adjust to a change in level'*.

A ramp is not to be provided but a contrasting nosing, handrails and tactile indicators are to be provided to address this issue.

### 7.3 Access to and within the buildings – Part D3

As per the provisions of NCC Clause D3.1, access is required from the main pedestrian entry and within all areas used by occupants (at the ground level only).

The new bi-fold doorways at the 'main customer entry' do not technically comply with the provisions of Clause 13 of AS1428.1-2009 being doorways with a leaf less than 850mm. Considering the doorways will remain open during operating hours, it is noted a Performance Solution to vary the design of the doorways can be further explored at CC stage.

Currently, access in accordance with this Clause has not been provided to the new office located at the ground floor. A Performance Solution not to provide access to the new office may be further explored at CC Stage.

Furthermore, as per the provisions of D3.3(a)(ii) a stairway which serves part of a building required to be accessible must comply with the provisions of Clause 11 of AS1428.1-2009. The existing steps western exit (WD07) are served by a handrail which is not designed in accordance with the provisions of Clause 11, being that it does not extend and terminate in accordance with Figure 26(B) and Figure 26(C). A Performance Solution to vary the design of the handrail at this part can be further explored at CC stage.

### 7.4 Specification

The following matters are to be addressed by Design Certifications of a Specification issued by the architect or relevant design consultant at the CC or CDC Stage of the development.

#### Architectural Design Certification

1. The building elements of the proposed works have been designed to have the FRL relevant in accordance with NCC2019 Clause C1.1 and Specification C1.1 Table 5 for Type C Construction.

2. Materials, floor and wall linings/coverings, surface finishes and air-handling ductwork used in the works will comply with the fire hazard properties in accordance with NCC2019 Clause C1.10 and Specification C1.10.
3. The dimensions of exits and paths of travel to exits will be provided in accordance with NCC2019 Clause D1.6.
4. The non-fire-isolated exits will be in accordance with NCC2019 Clause D1.9.
5. The discharge points of exits will be in accordance with NCC2019 Clause D1.10.
6. Number of persons accommodated in a storey, room or mezzanine must be determined with the consideration of Table D1.13 and NCC2019 Clause D1.13.
7. The construction of EDB'S will be in accordance with NCC2019 Clause D2.7 with the enclosure bounded by a non-combustible or fire protective covering and smoke seals provided around the perimeter of the doors at each level.
8. The enclosing walls and ceiling under the non-fire-isolated stairway will achieve an FRL of 60/60/60, and a self-closing -/60/30 fire door, in accordance with NCC2019 Clause D2.8.
9. New pedestrian ramps will comply with AS1428.1-2009 and NCC2019 Clause D2.10 and Part D3. The floor surface of a ramp must have a slip-resistance classification complying with Table D2.14 when tested in accordance with AS4586-2013.
10. Stair geometry to the new stairways will be in accordance with NCC2019 Clause D2.13. Stair treads are to either have a surface with a slip-resistance classification or a nosing strip with a slip-resistance classification both complying with Table D2.14 when tested in accordance with AS4586-2013.
11. Landings will be provided in accordance with NCC2019 Clause D2.14. Landings are to have either a surface or a strip at the edge of a landing (where the edge leads to a flight below) with a slip-resistance classification complying with Table D2.14 when tested in accordance with AS4586-2013.
12. Door thresholds are to be provided in accordance with NCC2019 Clause D2.15 and NSW Clause D2.15.
13. The handrails and balustrades to stairs and throughout the building will be in accordance with NCC2019 Clause D2.16 and D2.17.
14. The door latching mechanisms to the proposed exit doors will be in accordance with NCC2019 Clause D2.21.
15. The new works will be accessible in accordance with NCC2019 Part D3 and with AS1428.1-2009, with particular note to door circulation spaces, access way widths, turning spaces and floor coverings.
16. Braille and tactile signage will be in accordance with NCC2019 Clause D3.6 and specification D3.6.
17. Tactile ground surface indicators will be provided in accordance with NCC2019 Clause D3.8 and AS1428.4.1-2009.
18. On an access way, where there is no chair rail, handrail, or transom, all frameless or fully glazed doors, sidelights and any glazing capable of being mistaken for a doorway or opening, will be clearly marked in accordance with AS1428.1-2009 and comply with NCC2019 Clause D3.12.
19. Waterproofing of all wet areas within building will be carried out in accordance with NCC2019 Clause F1.7 and AS3740-2010 and Table 1.7.

20. Damp proofing of the proposed structure will be carried out in accordance with NCC2019 Clauses F1.9 and F1.10.
21. All new glazing to be installed throughout the development will be in accordance with NCC2019 Clause F1.13 and AS1288-2006 and AS2047-2014.
22. Accessible sanitary facilities will be provided in the building in accordance with NCC2019 Clause F2.4, Table F2.4 (a) and AS1428.1-2009.
23. The construction of the sanitary facilities will be in accordance with NCC2019 Clause F2.5.
24. Ceiling heights to the new areas will be in accordance with NCC2019 Clause F3.1.
25. The sanitary compartments will either be provided with mechanical exhaust ventilation or an airlock in accordance with NCC2019 Clause F4.9.
26. Essential fire or other safety measures must be maintained and certified on an ongoing basis, in accordance with the provisions of the Environmental Planning and Assessment Regulation, 2000.
27. The building will be sealed in accordance with NCC2019 Part J3.
28. Energy Monitoring for Facilities will be provided in accordance with NCC2019 Clause J8.3.

#### **Electrical Services Design Certification**

29. Emergency lighting will be installed throughout the development in accordance with NCC2019 Clauses E4.2, E4.4 and AS2293.1-2005.
30. Exit signage will be installed in accordance with NCC2019 Clauses E4.5, E4.7, E4.8 and AS/NZS2293.1-2018.
31. Artificial lighting will be installed throughout the development in accordance with NCC2019 Clause F4.4 and AS/NZS1680.0-2009.
32. Lighting power and controls will be installed in accordance with NCC2019 Part J6.

#### **Hydraulic Services Design Certification**

33. Storm water drainage will be provided in accordance with NCC2019 Clause F1.1 and AS3500.3-2018.
34. Portable fire extinguishers will be installed in accordance with NCC2019 Clause E1.6 and AS2444-2001.
35. The heated water supply systems will be designed and installed to NCC Volume 3 – Plumbing code and NCC2019 Clause J7.2.

#### **Mechanical Services Design Certification**

36. Where not naturally ventilated the building will be mechanically ventilated in accordance with NCC2019 Clause F4.5 and AS1668.2-2012 and AS/NZS3666.1-2011.
37. The air conditioning and ventilation systems will be designed and installed in accordance with NCC2019 Part J5.

#### **Structural Engineers Design Certification**

38. The material and forms of construction for the proposed works will be in accordance with NCC2019 Clauses B1.2, B1.4 and B1.6 as follows:

- Dead and live loads – AS/NZS1170.1-2002
- Wind loads – AS/NZS1170.2-2011
- Masonry – AS3700-2018
- Concrete Construction – AS3600-2018
- Steel Construction – AS4100-1998
- Aluminium Construction – AS/NZS1664.1-1997 or AS/NZS1664.2-1997
- ABCB Standard for Construction of Building in Flood Hazard Areas

39. Upon completion of the works, a structural engineer will be able to certify that the local failure will be in accordance with NCC2019 Clause D2.2 for the fire isolated stairs.

#### **NSW Specification Design Certification**

40. Insulation will be in accordance with AS/NZS4859.1-2018 and will be installed as required by NCC2019 NSW Part J1.

## 8 Statement of Compliance

The architectural design documentation as referred to in Annexure A of this report has been assessed against the relevant provisions of the NCC and it is considered that the documentation complies or is capable of complying with the NCC as outlined in Annexure B.



**Annexure A – Reviewed Documentation**

This report has been based on the documentation listed below:

<b>Architectural Details prepared by Turner Project reference 20035</b>		
<b>Drawing Number</b>	<b>Revision</b>	<b>Title</b>
DA00	D	Cover Sheet
DA01	A	Site Analysis/Context Plan
E01	A	Existing/Demo Floor Plans
DA10	E	Proposed Ground Floor Plan
DA11	E	Proposed First Floor Plan
DA12	E	Proposed Roof Plan
DA30	F	Proposed Elevations
DA31	F	Proposed Elevations
DA50	A	Materials & Finishes
DA60	A	Proposed Signage

**Annexure B – Detailed Assessment**

Outlined below is a detailed assessment of the proposal against the DtS provisions of the NCC.

All relevant DtS Clauses applicable to the proposal have been reference, Clauses not are not relevant have been deleted.

The following abbreviations have been used in the tables below:

PS	-	A Performance Solution is proposed to achieve compliance with this Clause.
CRA	-	<p>“Compliance Readily Achievable” – it is considered that whilst there is insufficient information currently provided to determine strict compliance with the DtS provisions of the NCC the proposed design is capable of comply subject to noting the requirements of the Clause.</p> <p>Additional information or documentation is necessary to confirm compliance. This may be in the form of additional drawing, a specification or design certification. See Part 7.6 for a proposed specification.</p>
Complies	-	The proposal shows compliance with the DtS Clause.
DNC	-	The design does not comply with the DtS Clause.
FI	-	Further information is required for assessment of the proposal relative to the DtS Clause.
N/A	-	The DtS Clause is not applicable at this stage to this design.
Noted	-	The DtS Clause provides information not requiring specific assessment of the proposed design.

SECTION B - STRUCTURE			
Clause		Comments	Assessment
<b>Part B1 – Structural Provisions</b>			
B1.0	DtS Provisions	Information only.	Noted
B1.1	Resistance to actions	Resistance to actions must be in accordance with this Clause. Structural Engineer to certify.	CRA
B1.2	Determination of individual actions	The magnitude of individual actions must be determined in accordance with this Clause.	CRA
B1.4	Determination of structural resistance of materials and forms of construction	The structural resistance of materials and forms of construction must be determined in accordance with this Clause. Structural Engineer to certify.	CRA
B1.5	Structural software	Structural software used in computer aided design of a building or structure must comply with the ABCB Protocol for Structural Software in accordance with this Clause. Structural Engineer to certify.	CRA

SECTION C – FIRE RESISTANCE										
Clause		Comments		Assessment						
Part C1 – Fire Resistance and Stability										
C1.0	DtS Provisions	Information only.		Noted						
C1.1	Type of construction required	The building is to be of Type C Construction.		CRA						
C1.2	Calculation of rise in storeys	The rise in storey of the building is 2.  The rise in storey is the sum of storeys at any part of the external wall of the building and any storey within the roof space.		Noted						
C1.6	Class 4 parts of buildings	N/A		N/A						
C1.8	Lightweight construction	Lightweight construction used to achieve an FRL is to comply with this clause and as necessary Specification C1.8.		CRA						
C1.10	Fire hazard properties	Fire hazard properties of all materials to comply with this Clause and Specification C1.10.		CRA						
C1.11	Performance of external walls in fire	Does not apply to brick or block walls.		N/A						
Part C2 – Compartmentation and Separation										
C2.0	DtS Provisions	Information only.		Noted						
C2.1	Application of Part	Information only.		Noted						
C2.2	General floor area and volume limitations	<table><tr><td>Class 6</td><td>Maximum Floor Area</td><td>2,000 m2</td></tr><tr><td></td><td>Maximum Volume</td><td>12,000 m3</td></tr></table>		Class 6	Maximum Floor Area	2,000 m2		Maximum Volume	12,000 m3	Complies
Class 6	Maximum Floor Area	2,000 m2								
	Maximum Volume	12,000 m3								
C2.9	Separation of classifications in different storeys	N/A		N/A						
C2.12	Separation of equipment	Equipment including lift motor rooms, emergency generators sustaining emergency equipment operating in emergency mode, central smoke control plan, boilers or battery areas with a voltage exceeding 24 volts and a capacity exceeding 10 ampere hours are to be fire separated from the remainder of the building in accordance with this Clause (not expected to be installed).		CRA						
C2.13	Electricity supply system	If the main switch room sustains emergency equipment operating in emergency mode, the room is to be separated from the remainder of the building with construction having a FRL of not less than 120/120/120 (not expected to be installed).  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		CRA						

Clause		Comments	Assessment
		equipment switchgear by metal partitions designed to minimise the spread of a fault from the non-emergency equipment switchgear.	
<b>Part C3 – Protection of Openings</b>			
C3.0	DtS Provisions	Information only.	Noted
C3.1	Application of Part	Information only.	Noted
C3.2	Protection of openings in external walls	The external walls are greater than 6.0 m from the far side of the road (and Laneway). The openings in the south-western façade are greater than 3.0 m from the adjoining boundary (measured at 3.11 m).	Complies
C3.3	Separation of external walls and associated openings in different fire compartments	All one fire compartment	N/A
C3.11	Bounding construction: Class 2 and 3 buildings and Class 4 parts	N/A.	N/A
C3.12	Openings in floors and ceilings for services	See Clause C3.15	N/A
C3.15	Openings for service installations	Service penetrations through fire rated building elements are to be sealed in accordance with a tested system and manufacturer specifications in accordance with this Clause. This will only apply to the enclosure under the internal stairs.	CRA
C3.16	Construction joints	Construction joints in fire rated building elements are to be appropriately treated to maintain the integrity and insulation of the element in which they are located.	N/A
C3.17	Columns protected with lightweight construction to achieve an FRL	Any columns protected with lightweight fire rated materials to achieve a required FRL are to comply with this Clause.	N/A
<b>Specification C1.1 – Fire Resisting Construction</b>			
1	Scope	This Specification contains the requirements for fire resisting construction of building elements.	Noted
2	General Requirements	-	-
2.1	Exposure to FSF	The building is exposed to FSF to the boundaries of neighbouring properties. As the building is on the south eastern boundary all walls within 3.0 m require an FRL of 90/90/90 when tested from the outside. Bricks in the existing wall will comply.	CRA
2.2	Fire protection for support of another part	Where a part of a building required to have a FRL depends on direct vertical or lateral support from another part to maintain its FRL. That supporting part must have a FRL not less than that required by other provisions as set out in this Clause.	CRA
2.3	Lintels	A lintel must have the FRL required for the part of the building in which it is situated unless it does not contribute to the support of a fire door, fire window or fire shutter and it otherwise complies with this Clause.	N/A
2.4	Method of attachment reduce the fire-resistance of building element	The fire-resistance of a building element is not to be impacted by the method of attaching or installing a finish, lining, ancillary element or a service installation in accordance with this Clause	N/A
2.5	General concessions	N/A	N/A
5	Type C Construction	-	-
5.1	Fire resistance of building elements	The building elements are to have FRLs as determined by this Clause. See Part 4 of the Report.  It is noted that FRLs for external walls need only be measured from the external side of the wall.	Complies
<b>Specification C1.10 – Fire Hazard Properties</b>			
1	Scope	This Specification sets out requirements in relation to the fire hazard properties of linings, materials and assemblies in buildings.	Noted

Clause	Comments	Assessment
2 Application	Linings, materials and assemblies must comply with the appropriate provisions described in Table 1 of this Clause.	Noted
3 Floor linings and floor coverings	Fire hazard properties of the floor linings and floor coverings are to comply with this Clause.	CRA
4 Wall and ceiling linings	Fire hazard properties of the wall and ceiling linings are to comply with this Clause.	CRA
5 Air-handling ductwork	Fire hazard properties of the air-handling ductwork are to comply with this Clause.	CRA
6 Lift cars	Fire hazard properties of the lift cars are to comply with this Clause.	N/A
7 Other materials	Fire hazard properties of other materials not covered in Clauses 3, 4, 5 or 6 above are to comply with this Clause.	CRA

**SECTION D – ACCESS AND EGRESS**

Clause	Comments	Assessment
<b>Part D1 – Provisions for Escape</b>		
D1.0 DtS Provisions	Information only.	Noted
D1.1 Application of Part	Information only.	Noted
D1.2 Number of exits required	One exit is required from each storey.	Complies
D1.3 When fire-isolated stairways and ramps are required	Class 5, 6, 7 or 8 buildings— Every stairway or ramp serving as a required exit must be fire-isolated unless it connects, passes through or passes by not more than 2 consecutive storeys and one extra storey of any classification may be included if— (A) the building has a sprinkler system (B) the required exit does not provide access to or egress for, and is separated from, the extra storey  Only two storeys so exits are not required to be fire isolated.	N/A
D1.4 Exit travel distances	Maximum of 20 m to an exit.	Complies
D1.5 Distance between alternative exits	Alternate exits not required.	Complies
D1.6 Dimensions of exits and paths of travel to exits	Exits are to be a minimum width of 1m.	CRA
D1.9 Travel by non-fire-isolated stairways or ramps	Maximum distance of 80 m in Type C Construction (Class 6).	Complies
D1.10 Discharge from exits	Bollards required at exit doors if they ma.	CRA
D1.13 Number of persons accommodated	1 m <sup>2</sup> per person for restaurant, 10 m <sup>2</sup> per person for kitchen or count seats (154 seats including outside).	Noted
D1.14 Measurement of distances	Information only.	Noted
D1.15 Method of measurement	Information only.	Noted
D1.16 Plant rooms, lift machine rooms, electricity network substations: Concession	All plant on floor levels or external.	CRA
<b>Part D2 – Construction of Exits</b>		
D2.0 DtS Provisions	Information only.	Noted
D2.1 Application of Part	Information only.	Noted
D2.3 Non-fire-isolated stairways and ramps	Applies only if over a RIS of 2.	N/A
D2.7 Installations in exits and paths of travel	Installations such as electrical distribution boards if in corridors must be enclosed in non-combustible construction with smoke seals.	CRA

Clause		Comments	Assessment
D2.8	Enclosure of space under stairs and ramps	Enclosures under non-fire isolated stairs to be FRL 60/60/60 with an FRL door of -/60/30.	CRA
D2.9	Width of required stairways and ramps	Required to be a clear width of 1.0 m.	CRA
D2.10	Pedestrian ramps	Slip classification to be to Table D2.14.	CRA
D2.13	Goings and risers	Stair geometry and treads slip resistance must comply with this Clause (NB: checker plate is not considered non-slip).	DNC / CRA
D2.14	Landings	To R10 if dry and a maximum gradient of 1:50.	CRA
D2.15	Thresholds	A threshold ramp or step ramp is required at exit doors.	CRA
D2.16	Barriers to prevent falls	Barriers (balustrades) are to comply with this Clause.	CRA
D2.17	Handrails	Handrails are to comply with this Clause. Stairs to Victoria Parade and the rear on the ground floor require handrails.	CRA
D2.18	Fixed platforms, walkways, stairways and ladders	Where used must comply with AS1657, such as to the plant platform.	Noted
D2.19	Doorways and doors	Limitations on sliding, roller, power operated etc doors	Complies
D2.20	Swinging doors	To swing in the direction of egress if a floor area of over 200 m2.	Complies
D2.21	Operation of latch	Lever action door handles between 900 to 1,100 m above the floor if the floor area is over 200 m2.	CRA
D2.24	Protection of openable windows	Windows to the bedrooms of the Class 2 and 3 parts are to be provided with window locks in accordance with this Clause.	N/A
Part D3 – Access for People with a Disability			
D3.0	DtS Provisions	Information only.	Noted
D3.1	General building access requirements	Access required to all areas normally used by the occupants.	CRA
D3.2	Access to buildings	Access to comply with AS1428.1 – 2009 from the boundary is required to be accessible.  The new bi-fold doorways at the ‘main customer entry’ do not technically comply with the provisions of Clause 13 of AS1428.1-2009 being doorways with a leaf less than 850mm.  Considering the doorways will remain open during operating hours, it is noted a Performance Solution to vary the design of the doorways can be further explored at CC stage.	PS Refer to Part 7
D3.3	Part of buildings to be accessible	Access to comply with AS1428.1 – 2009 with passing spaces and turning spaces on the ground floor.  As the first floor is less than 200 m²no access is required to this level. The handrail extensions are to be provided to the top of the internal stair  Currently, access in accordance with this Clause has not been provided to the new office located at the ground floor. A Performance Solution not to provide access to the new office may be further explored at CC Stage.  As per the provisions of D3.3(a)(ii) a stairway which serves part of a building required to be accessible must comply with the provisions of Clause 11 of AS1428.1-2009. The existing steps western exit (WD07) are served by a handrail which is not designed in accordance with the provisions of Clause 11, being that it does not extend and terminate in accordance with Figure 26(B) and Figure 26(C). A Performance Solution to vary the design of the handrail at this part can be further explored at CC stage.	CRA  Noted  PS Refer to Part 7  PS Refer to Part 7
D3.4	Exemptions	Exemptions permitted if inappropriate or on safety grounds – possible to commercial kitchen.	Noted
D3.5	Accessible carparking	Parking not provided onsite.	N/A

Clause	Comments	Assessment
D3.6 Signage	<p>Braille and tactile signage is to be provided in accordance with this Clause and Specification D3.6, throughout the building. Signage will need to be located to achieve compliance. Signs with single lines of characters must have:</p> <p>a) the line of tactile (braille) characters not less than 1250 mm and not higher than 1350 mm above the floor; and</p> <p>b) be located on the latch side of the door 50-300mm from the architrave. Where this is not possible and only when this is not possible the sign may be placed on the door itself.</p> <p>Where illuminated exit signage is provided to an exit door a braille and tactile sign complying with this Clause is to be provided stating "Exit" and the level number and/or both descriptor, for example "Basement Level, Carpark".</p>	CRA
D3.7 Hearing augmentation	Not applicable	N/A
D3.8 Tactile indicators	Tactile indicators are to be provided to warn people that they are approaching a stairway, ramp or overhead obstruction. Tactiles are to comply with this Clause and AS/NZS1428.4.1-2009.	CRA
D3.12 Glazing on an accessway	On an access way, where there is no chair rail, handrail or transom, all frameless or fully glazed doors, sidelights and any glazing capable of being mistaken for a doorway or opening, must be clearly marked in accordance with AS/NZS1428.4.1-2009.	CRA
<b>Specification D3.6 – Braille and Tactile Signs</b>		
1 Scope	This Specification sets out the requirements for the design and installation of braille and tactile signage as required by Clause D3.6.	Noted
2 Location of braille and tactile signs	Braille and tactile signage are to be located in accordance with this Clause which sets out signage heights, locations and details of braille and tactile exit signage.	CRA
3 Braille and tactile sign specification	Braille and tactile signage is to have characters in accordance with this Clause.	CRA
4 Luminance Contrast	The luminance contrast of the signage is to comply with this Clause.	CRA
5 Lighting	Braille and tactile signage must be illuminated to ensure the luminance contrast requirements are met at all times during which the sign is required to be read.	CRA
6 Braille	The braille characters are to comply with Clause.	CRA

<b>SECTION E – SERVICES AND EQUIPMENT</b>		
Clause	Comments	Assessment
<b>Part E1 – Fire Fighting Equipment</b>		
E1.0 DtS Provisions	Information only.	Noted
E1.3 Fire hydrants	Coverage from street hydrants is available but not required due to floor area.	Noted
E1.4 Fire hose reels	No hose reels not required due to floor area.	N/A
E1.5 Sprinklers	Not required.	N/A
E1.6 Portable fire extinguishers	The building is to be provided with portable fire extinguishers.	CRA
E1.9 Fire precautions during construction	<p>In a building under construction not less than one fire extinguisher to suit Class A, B and C fires and electrical fires must be provided at all times on each storey adjacent to each required exit or temporary stairway or exit.</p> <p>After the building has reached an effective height of 12m the fire hydrant and hose reels are to be operational in at least every storey covered by a roof or floor, except the 2 uppermost storeys. The fire hydrant booster connections must also be installed.</p>	Noted
E1.10 Provisions for special hazards	No special hazards expected.	N/A



Clause	Comments	Assessment
<b>Part E2 – Smoke Hazard Management</b>		
E2.0 DtS Provisions	Information only.	Noted
E2.1 Application of Part	Information only.	Noted
E2.2 General requirements	Not required for a RIS of 2.	N/A
E2.3 Provision for special hazards	No special hazards expected.	N/A
<b>Specification E2.2a – Smoke Detection and Alarm Systems</b>		
1 Scope	This Specification describes the installation and operation of automatic smoke detection and alarm systems.	Noted
2 Type of System	Not required for a RIS of 2.	N/A
3 Smoke alarm system	N/A	N/A
4 Smoke detection system	N/A	N/A
5 Combined smoke alarm and smoke detection system	N/A	N/A
6 Smoke detection for smoke control system	N/A	N/A
7 Building occupant warning system	N/A	N/A
8 System monitoring	N/A	N/A
<b>Part E4 – Emergency Lighting, Exit Signs and Warning Systems</b>		
E4.0 DtS Provisions	Information only.	Noted
E4.2 Emergency lighting requirements	The building is to be provided with emergency lighting in accordance with this Clause (NB: These are not shown on the electrical plans).	CRA
E4.3 Measurement of distance	Information only.	Noted
E4.4 Design and operation of emergency lighting	The emergency lighting system is to comply with AS2293.1-2018.	CRA
E4.5 Exit signs	The building is to be provided with exit signs in accordance with this Clause (NB: These are not shown on the electrical plans).	CRA
E4.6 Direction signs	The building is to be provided with directional exit signs in accordance with this Clause (NB: These are not shown on the electrical plans).	CRA
E4.7 Class 2 and 3 buildings and Class 4 parts: Exemptions	N/A	N/A
E4.8 Design and operation of exit signs	The exit lighting system is to comply with AS2293.1-2018.	CRA
E4.9 Emergency warning and intercom systems	N/A	N/A
<b>Specification E4.8 – Photoluminescent Exit Signs</b>		
1 Scope	This Specification contains the requirements for photoluminescent exit signs	Noted
2 Application	A photoluminescent exit sign must comply with Section 6 and Appendix D of AS2293.1-2005, except as varied by this Specification.	Noted
3 Illumination	If photoluminescent is proposed it is to comply with this Clause.	CRA
4 Pictorial elements	If photoluminescent is proposed it is to comply with this Clause.	CRA
5 Viewing distance	If photoluminescent is proposed it is to comply with this Clause.	CRA
6 Smoke control systems	If photoluminescent is proposed it is to comply with this Clause.	CRA

**SECTION F – HEALTH AND AMENITY**

Clause	Comments	Assessment
<b>Part F1 – Damp and Weatherproofing</b>		
F1.0 DtS Provisions	Information only.	Noted
F1.1 Stormwater drainage	Stormwater drainage is to comply with AS/NZS3500.3-2015.	CRA

Clause	Comments	Assessment
F1.4 External above ground membranes	Waterproofing membranes for external above ground use, such as balconies and roofs, must comply with AS4654.1-2012 and AS4654.2-2012.	CRA
F1.5 Roof coverings	A roof must be covered with materials set out in this Clause in accordance with the relevant standard also set out in this Clause.	CRA
F1.6 Sarking	Sarking type materials used for weatherproofing of roofs and walls must comply with AS4200.1-1994 and AS4200.2-1994.	CRA
F1.7 Waterproofing of wet areas in buildings	Waterproofing of wet areas in buildings must comply with this Clause, and AS3740-2010.	CRA
F1.9 Damp-proofing	Damp-proofing is to be provided in accordance with this Clause. Where a damp-proof course is provided the material must comply with AS/NZS2904-1995 or impervious termite shields in accordance with AS3660.1-2014.	CRA
F1.10 Damp-proofing of floors on the ground	Damp-proofing of floors on the ground is to be in accordance with this Clause. Where required the vapour barrier is to comply with AS2870-2011.	CRA
F1.12 Sub-floor ventilation	Where provided sub-floor ventilation is to be in accordance with this Clause.	CRA
F1.13 Glazed assemblies	Glazed assemblies in external walls or roofs are to comply with AS2047-2014 or AS1288-2006 as required by this Clause and NCC Clause B1.4.	CRA
<b>Part F2 – Sanitary and Other Facilities</b>		
F2.0 DtS Provisions	Information only.	Noted
F2.1 Facilities in residential buildings	N/A	N/A
F2.2 Calculation of number of occupants and facilities	The number of persons accommodated must be calculated according to D1.13 if it cannot be more accurately determined by other means	Noted
F2.3 Facilities in Class 3 to 9 buildings	Facilities cater for patrons in the building and staff.	Complies
F2.4 Accessible sanitary facilities	Provided as required.	Complies
F2.5 Construction of sanitary compartments	Clear space of 1.2 m required if the sanitary compartment door opens inwards.	Complies
F2.6 Interpretation: Urinals and washbasins	Urinals may be counted individually or per 600 mm and basins individually or per tap.	N/A
F2.7 Microbial (legionella) control	This Clause is deleted from the NCC in NSW, as the installation of hot water, warm water and cooling water systems is regulated in the Public Health Regulation 2012.	Noted
<b>Part F3 – Room Heights</b>		
F3.0 DtS Provisions	Information only.	Noted
F3.1 Height of rooms and other spaces	Minimum of 2.4 m ceiling heights required generally.	Complies
<b>Part F4 – Light and Ventilation</b>		
F4.0 DtS Provisions	Information only.	Noted
F4.1 Provisions of natural light	Natural lighting is not required for Class 5 buildings.	N/A
F4.2 Methods and extent of natural light	N/A	N/A
F4.3 Natural light borrowed from adjoining room	N/A	N/A
F4.4 Artificial lighting	Artificial lighting is required to AS/NZS 1680.0 in stairways, passageways and ramps and if natural lighting the F4.2 is not provided.	CRA
F4.5 Ventilation of rooms	Either natural or artificial ventilation is required.	Noted
F4.6 Natural ventilation	Doors will not provide sufficient natural ventilation.	Noted

Clause	Comments	Assessment
F4.7	Ventilation borrowed from adjoining room	Not used
F4.8	Restriction on location of sanitary compartments	Door opens to a hallway that contains a kitchenette.
F4.9	Airlocks	The sanitary compartment must be provided with mechanical exhaust ventilation and the doorway to the room adequately screened from view.
F4.12	Kitchen local exhaust ventilation	Where a commercial kitchen has a cooking apparatus that has a total maximum electrical power input exceeding 8kW or a total gas power input exceeding 29mJ/h
<b>Part F5 – Sound Transmission and Insulation</b>		
F5.0	DtS Provisions	Information only.
F5.1	Application of Part	This Part applies to Class 2, 3 and 9c buildings.
F5.2	Determination of airborne sound insulation ratings	A form of construction required to have an airborne sound insulation rating must comply with this Clause. Acoustic engineer to certify at the CC Stage.
F5.3	Determination of impact sound insulation ratings	Building elements required to have an impact sound insulation rating is to comply with this Clause. Acoustic engineer to certify at the CC Stage.
F5.5	Sound insulation rating of walls	Walls are to be sound insulated in accordance with this Clause. Acoustic engineer to certify at the CC Stage.
F5.6	Sound insulation rating of internal services	Ducts and waste or water supply pipes that passes through more than one SOU must be separated by construction with an $R_w + C_{tr}$ (airborne) in accordance with this Clause. Acoustic engineer to certify at the CC Stage.
F5.7	Sound insulation of pumps	A flexible coupling must be used at the point of connection between the service pipes in a building and any circulating or other pump. Acoustic engineer to certify at the CC Stage.
<b>Specification F5.2 – Sound Insulation for Building Elements</b>		
1	Scope	This Specification contains details of common forms of construction and their weighted sound reduction index.
2	Construction DtS	Information only.
<b>Specification F5.5 – Impact Sound – Test of Equivalence</b>		
1	Scope	This Specification describes a method of test to determine the comparative resistance of walls to the transmission of impact sound
2	Construction to be tested	Information only.
3	Method	Information only.
<b>Part F6 – Condensation management</b>		
F6.0	DtS Provisions	Compliance with Performance Requirement FP6.1 is satisfied by complying with Deemed-to-Satisfy Provisions F6.1 to F6.4
F6.1	Application of part	Only applies to a sole occupancy unit in a Class 2 building and a Class 4 part of a building.
F6.2	Pliable building membrane	N/A
F6.3	Flow rate and discharge of exhaust systems	N/A
F6.4	Ventilation of roof spaces	N/A

Clause	Comments	Assessment
<b>Part G1 – Minor Structures and Components</b>		
G1.0	DtS Provisions	Information only.
G1.1	Swimming pools	Not applicable

Clause	Comments	Assessment
G1.2 Refrigerated chambers, strong-rooms and vaults	Refrigerated chambers, strong-rooms and vaults that are of a sufficient size for a person to enter are to have facilities meeting the requirements of this Clause.	CRA
G1.3 Outdoor play spaces	Not applicable	N/A
NSW G1.101 Provision for cleaning windows	Not applicable	N/A
<b>Part G2 – Boilers, Pressure Vessels, Heating Appliances, Fire Places, Chimneys and Flues</b>		
Not applicable		
<b>Part G3 – Atrium Construction</b>		
Not applicable		
<b>Part G4 – Construction in Alpine Areas</b>		
Not applicable		
<b>Part G5 – Construction in Bushfire Prone Areas</b>		
Not applicable		
<b>Part G6 – Occupiable outdoor areas</b>		
Not applicable		

## SECTION J – ENERGY EFFICIENCY

A separate Section J Report is to be obtained to confirm compliance with this Section.

Please contact Credwell Energy on 02 9281 8555 or [info@credwell.com.au](mailto:info@credwell.com.au) for further information.