

3/28 REDDALL STREET MANLY

NCC (BCA) REPORT

The summary addresses the proposed work with reference to the NCC (BCA) and clause 64 of the Environmental Planning and Assessment Regulation 2021.

1.0 Scope of work relevant to cl.62, 63 & 64 of the Environmental Planning and Assessment Regulation 2021

The proposed work is largely contained within the existing building volume; the proposed scope of work is significantly below the designated 50% by building volume variation value that engages this clause. The existing fabric remains largely unchanged.

The building contains 3 units, 2 on the Ground Level and 1 on the first floor. The building is circa 1920 and comprises cavity brick construction and timber floors and roof framing. The roof is solely located over Unit 3, with disconnected and isolated rear awning roofing over the small rear extensions to the Ground Floor units. This building construction methodology would likely account for >80% of the many similar period units in Manly, Fairlight, Balgowlah and Queenscliff. The proposal does not vary the existing use or class of the building and there is no variation to the number of units. The building height does not vary and remains under 25m. The works are all inset > 3m from boundaries. The proposal is solely for unit 3.

Each apartment contains at least 2 exits directly to open space, which provides a high level of egress and effective escape in the case of fire.

All apartments contain smoke alarms. There is no further required fire measures attributable to this building. It is noted there is a hydrant in front of the building. The building has a large separation to adjacent buildings (>4.5m) – there is no conceivable spread of fire. The external open space further facilitates the ability to egress in a potential fire event.

The scope of work is essentially contained within the existing volume of Unit 3. There is no work close or affecting the interface with another unit or fire compartment other than the proposed isolated accessible lift comprising only 1.9m² which contains a cavity wall separation exhibiting 240/240/240 FRL, significantly > that the required 90/90/90 FRL.

The building is Class 2 and has a rise in storey of 3 designating the construction level required as Type A, which has previously been designated to be Type A Construction as a condition of the past development approval. The proposed work readily satisfies this requirement with limited work to the existing structure and building envelope, all of which has no impact on the existing integrity, performance and strength of the building. The application is only to unit 3 and the proposed works do not vary the performance requirement for any element of the building.

The proposed works can readily satisfy the NCC and involve no effect on the current building under the NCC.

2.0 NCC relevance summary

- B1 Structural Provision: the unit and attic space are existing. The structural integrity of the proposed alterations and additions can be readily satisfied. A structural engineer will design, inspect and certify

structural elements of the work as with all structural work.

- C1 Fire Resistance: the proposed works have no impact of the fire resistance of the building. All proposed work has adequate separation from existing and neighbouring structures.
- C2 Fire Resistance and Stability: the proposed works involve no variation to the fire resistance or stability of the structure. All construction is to 'Type A', which is readily satisfied.
- C3 Compartmentation and Separation: the proposed works do not involve any impact to compartmentation and separation.
- C4 Protection of Openings: the proposed works do not involve any impact to the 'protection of openings'
- D1 Access and Egress: no impact; satisfactory
- D2 Provision of Escape: no impact; satisfactory
- D3 Construction of exits: no impact; satisfactory
- D4 Access for people with disability: the proposed works enable access for people with the inability to negotiate stairs – not required but an aspirational intent.
- E1 Fire fighting equipment: n/a
- E2 Smoke hazard management: no impact; satisfactory and readily satisfies NCC. No
- E3 Lift installations: the proposed works enable access for people with the inability to negotiate stairs via the personal lift, however, the lift is not required or required to meet any spatial requirements.
- E4 Visibility in an emergency, exit signs and warning systems: n/a
- F1 Surface water management, rising damp and external waterproofing: readily satisfy NCC
- F2 Wet areas and overflow protection: readily satisfy NCC
- F3 Roof and wall cladding: readily satisfy NCC
- F4 Sanitary and other facilities: readily satisfy NCC and Basix
- F5 Room heights: satisfied NCC
- F6 Light and ventilation: satisfies NCC
- F7 Sound transmission and insulation: satisfies NCC; the only proposed element adjacent to another unit is the lift and the existing wall separating structures has an $R_w + C_{tr}$ of 60 (satisfying $R_w + C_{tr} \geq 50$)
- F8 Condensation management: readily satisfy NCC

3.0 SUMMARY

The proposed works can readily satisfy the NCC and involve no effect on the current building as assessed under the relevant Parts of the NCC.