

National Construction Code of Australia Compliance Report

For

**Proposed Lodge – Lot 1
DP1192372 Perisher View
Lodge Perisher Valley**

Prepared for: Mr Steven House

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EXECUTIVE SUMMARY

The proposed building, the subject of this report is located at Lot 1 DP 1192372 Perisher View Lodge Perisher Valley. The proposed development consists of the construction of a new lodge.

The proposed development has been assessed against the provisions of the National Construction Code of Australia (NCC) and this report indicates that the proposed construction works can comply with the NCC, utilising deemed-to-satisfy methods.

The report has identified that the following aspects of the development are required to be clarified and checked for the proposed works to comply:

The following FRL are required as part of any future construction certificate applications:

- External walls shall be non-combustible and shall have an FRL of not less than 90/60/30
- Internal walls including lift shafts, bounding public corridors, bounding sole occupancy units shall have an FRL of not less than 90/90/90 if loadbearing or -/90/90 if non-loadbearing
- The floors separating each level should have an FRL of not less than 90/90/90
- Roof is required to be non-combustible (see concession for roofs under Spec C 1.1 (clause 3.5))
- Vertical opening (eg window) shall have a spandrel in accordance with C2.6)
- Doorways bounding sole occupancy units and public corridors shall be self-closing -60/30 fire doors
- The internal stairwell connecting all three levels is required to be fire isolated and the discharge from the fire isolated exit is required to be redesigned to comply with Clause D1.7
- The details shall be provided at Construction certificate stage to address the requirements of Part G4 of the NCC Construction In Alpine Areas

The following essential fire services shall be installed within the building:

1. Fire hydrants in accordance with Clause E1.3
2. Fire hose reels in accordance with Clause E1.4
3. Portable fire extinguishers in accordance with Clause E1.6
4. An automatic smoke detection and alarm system complying with Specification E2.2a
5. Exit signs and emergency lights provided in accordance with Clause E4.2 and E4.5

These essential services are required to be designed in accordance with the requirements of the relevant Australian Standards and if necessary, requirements of the NSW Fire Brigade.

The design shall also incorporate any recommendations and compliance matters in relation to the separate access consultant's report and Section J report.

It is considered that the development will not require significant design changes to comply with the requirements of the NCC 2019 should the appropriate documentation be provided at the construction certificate stage.

The report has been prepared and checked by certifiers accredited by the Building Professionals Board (BPB).

Prepared
by:

A handwritten signature in black ink, appearing to read 'Peter Burgess', with a long horizontal line extending to the right.

Peter
Burgess
BDC- Accredited certifier 0052

Dated: Monday 15 Feb 2021

INTRODUCTION

1.0 General

The proposed building, the subject of this report is located at Lot 1 DP 1192372 Perisher View Lodge Perisher Valley. The proposed development consists of the construction of a new lodge.

1.2 Purpose of the Report

This report has been prepared as a Building Code of Australia Analysis Report, on behalf of Steve House. The report identifies/provides the following:

- a) The impact of the proposed rectification works and the buildings compliance with all relevant deemed-to-satisfy clauses of the National Construction Code of Australia (NCC) and any non-compliances with these clauses;
- b) recommendations on complying with the NCC in respect of the proposed work; and
- c) an accompaniment to the development application.

1.3 Report Basis

This report is based on:

- a) Plans submitted with the development application;
- b) National Construction Code of Australia, 2019, and New South Wales variations;
- c) Environmental Planning and Assessment Amendment Act 1979 (as amended);
- d) Environmental Planning and Assessment Amendment Regulation 2000 (as amended).

1.4 Exclusions

This report does not consider the following except where specifically mentioned:

- a) Structural adequacy or design of the existing building.
- b) The Disability Discrimination Act 1992 (NSW).
- c) Section J compliance.

BUILDING CODE OF AUSTRALIA DESCRIPTION

Classification (A3.2)

Level		Classification & Use
Basement floor		Class 3
Ground floor		Class 3
First floor		Class 3

Rise in Storeys

The number of storeys is three (3) storeys.

Type of Construction (C1.1)

Type A construction in accordance with Specification C1.1 of the NCC.

FIRE SAFETY AND OTHER CONSIDERATIONS

The following FRL are required as part of any future construction certificate applications:

1. External walls shall be non-combustible and shall have an FRL of not less than 90/60/30;
2. Internal walls including lift shafts, bounding public corridors, bounding sole occupancy units shall have an FRL of not less than 90/90/90 if loadbearing or -/90/90 if non-loadbearing;
3. The floors separating each level should have an FRL of not less than 90/90/90;
4. Roof is required to be non-combustible (see concession for roofs under Spec C 1.1 (clause 3.5);
5. Vertical opening (eg window shall have a spandrel in accordance with C2.6;
6. Doorways bounding sole occupancy units and public corridors shall be self- closing -60/30 fire doors.

Essential fire Services

The following essential fire services shall be installed within the building:

1. Fire hydrants in accordance with Clause E1.3;
2. Fire hose reels in accordance with Clause E1.4;
3. Portable fire extinguishers in accordance with Clause E1.6;
4. An automatic smoke detection and alarm system complying with Specification E2.2a;
5. Exit signs and emergency lights provided in accordance with Clause E4.2 and E4.

ACCESS AND EGRESS

The building has been designed so that there is a minimum of two exist from each level. The internal stairwell connecting all three levels is required to be fire isolated and the discharge from the fire isolated exit is required to be redesigned to comply with Clause D1.7.

The internal stairwell between basement and ground floor level is permitted to be a non-required stairway as specified in Clause D1.12.

Disabled access is provided to the premises in accordance with AS1428.1. A disabled car space is provided, and one accessible unit is required and provided as the number of self contained units does not exceed 10. A lift services each level to provide access to each level and each type of facility.

FACILITIES/HEALTH and AMENITY

The proposed building provides sufficient facilities and can provide specific requirements in relation to light and ventilation to comply with this clause at the construction certificate stage.

The requirements for Section J are to be addressed separately.

ALPINE AREAS

Specific requirements for the construction in alpine areas shall be applied. These include:

1. External doors open inwards
2. Emergency light be provided
3. Construction of external trafficable surfaces
4. Provision of firefighting services
5. Clear space around buildings

The proposed design is generally compliant with the requirements for alpine areas and will not require significant design changes for construction certificate approval.

CONCLUSION

It is considered that the development will not require significant design changes to comply with the requirements of the NCC 2019 and should include the following details or requirements:

The following FRL are required as part of any future construction certificate applications:

- External walls shall be non-combustible and shall have an FRL of not less than 90/60/30
- Internal walls including lift shafts, bounding public corridors, bounding sole occupancy units shall have an FRL of not less than 90/90/90 if loadbearing or -/90/90 if non-loadbearing
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- Doorways bounding sole occupancy units and public corridors shall be self-closing -60/30 fire doors
- The internal stairwell connecting all three levels is required to be fire isolated and the discharge from the fire isolated exit is required to be redesigned to comply with Clause D1.7
- The details shall be provided at construction certificate stage to address the requirements of Part G4 of the NCC Construction In Alpine Areas

The following essential fire services shall be installed within the building:

1. Fire hydrants in accordance with Clause E1.3
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3. Portable fire extinguishers in accordance with Clause E1.6
4. An automatic smoke detection and alarm system complying with Specification E2.2a
5. Exit signs and emergency lights provided in accordance with Clause E4.2 and E4.5

These essential services are required to be designed in accordance with the requirements of the relevant Australian Standards and if necessary, requirements of the NSW Fire Brigade.

The design shall also incorporate any recommendations and compliance matters in relation to the separate access consultant's report and Section J report.