

architect's national construction code overview

185 fifth ave, austral

client gmarchitects

project address 185 fifth ave, austral

lot & dp lot 1115 dp2475

project number 16826

consent authority liverpool city council

project description residential flat building

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building characteristics

The following comments and the design has been prepared by Nicholas Nasser, Nominated Architect of **gm**architects. They address the proposal in terms of the National Construction Code.

purpose

The following overview has been prepared with respect to the development application which has been prepared for 185 Fifth Ave, Austral.

The purpose of this overview is to provide a general overview of the proposal in terms of compliance with the deemed to satisfy provisions in the National Construction Code sufficient to accompany a Development Application. A more detailed report addressing compliance with the NCC2016 will be provided at the Construction Certificate stage.

limitations

This overview is restricted as described as above and does not include determining the following:

- Strict compliance with the NCC2016
- Compliance with Council's Policies
- The extent to which the existing building complies with the NCC2016

building classification

Class 2 (Residential Units and common areas), Class 7a (Basement Car Parking)

rise in storeys

Four (4) to Five (5) - (as per detail Section C1.2)

storeys contained

Seven (7)

type of construction

Type A

effective height

Less than 25m

climate zone

Climate Zone 6

fire compartments

Basements 14,000sqm

key minimum fire services required

Smoke Alarm system and/or Automatic Fire Detection, Fire Hydrants, Portable fire Extinguishers, Fire doors, Fire Sealing, Fire Dampers, Drencher, Automatic Fire Suppression System (basement carpark), Fire Hose Reels (basement carpark)

fire resistance and stability

The building will be constructed in Type A fire resisting construction pursuant to Section C of the NCC2016

The main fire resistance levels (FRL) for all loadbearing elements will be as follows

- Minimum 90/90/90 for the residential portion
- Minimum 120/120/120 for the carparking portion

compartmentation and separation

The residential portion is not subject of the floor area and volume limitations

There is the requirement to provide vertical separation of openings in external walls as set out in Section C Clause 2.6 in the NCC 2016

Lifts and internal stairs connecting a number of levels in common areas will be contained in separate fire isolated shafts.

protecting openings in external elements

The building has been generally designed in accordance with the NCC. A thorough assessment of the openings will be carried out at the construction certificate stage.

protecting opening internally

Openings through fire resisting elements require 'protection' and will be protected by providing

- Fire doors to fire isolated exits
- Fire doors to lifts
- Fire doors to doorways in fire walls
- Fire resisting service shafts
- Fire collars to PVC pipes through fire resisting walls and floors
- Fire dampers to mechanical ductwork
- Fire doors to fire control and fire services rooms

access and egress

number of exits

Each storey will be served by one exit.

fire isolated exits

Each storey in the carpark portion will be served by a minimum of two fire isolated fire exits

Each of the residential units will be served by a fire isolated exit.

The proposed discharge points from some of the fire isolated exits serving the various portions of the building may not comply strictly with D1.2, D1.5, D1.7 and D1.10 and will be subject to an alternative solution developed at the construction certificate stage.

travel distance

Travel distance to an exit will generally comply with D1.4.

- Travel distance from the doorways of some residential sole occupancy units to an exit point is generally compliant with the D1.4
- Travel distance from the worst point on the floor to a point of choice to one of the two alternative exits serving the car parking portion will be in compliance with Section D Clause D1.4

access for people with disability

The provision of 'Adaptable' Apartments within the proposed building:

- 5% of the apartments are provided to be adaptable units in accordance with the DCP.
- Key adaptable features are shown on the Architectural Plans and appropriate detail will be specified at Construction Certificate Stage in accordance with AS4299.

conclusion

This overview has been prepared with respect to the proposal to construct a mid-rise building comprising residential apartments and basement car parking at 185 Fifth Ave, Austral.

It has been based on an assessment of the proposal as depicted on the plans prepared by **gm**architects.

A more detailed report addressing compliance with the NCC2016 will be provided at the Construction Certificate stage.

This overview demonstrates that the proposed building will generally comply with the DTS provisions in the BCA.

regards,

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gmarchitects

185 fifth ave, austral

