NCC upgrades and heritage impacts

Wellington Place Mulgrave | Statement for Heritage Victoria

Proposed changes, their purpose and the measures to avoid or minimise impacts on significant heritage fabric. Read with the architectural drawings. NCC 2025 Volume One reference basis; see source note on the final page.

Item and NCC reference	Proposed changes and justification	Impact on heritage
01 Heritage staircase Part D3 — Construction of exits D3D14, D3D15 and D3D22 D4D4 — accessible stairs, where applicable	Raise the original handrail and add additional vertical balustrade bars to match the existing. Tactile indicators & contrasting nosing's as required by NCC. Type of handrail diameter, height, and width of vertical spacings to be adjusted. Safety compliance requirements. Refer TP 01.01 and TP 06.01–06.04.	Additional vertical steel members to provide required minimum spacing will maintain the original modernist design of the stairs with less visual impacts than would result from retrofitting a new glass balustrade. Beyond this, the final method by which the stairs are modified for NCC compliance can be resolved by way of a permit condition.
02 Existing balustrades Part D3 — Construction of exits D3D17–D3D20 — barriers D3D22 — associated handrails	Retention preserves the original balustrade assemblies and their visual relationship to the stair and void. The non-compliance is as follows: Type of handrail diameter, height, and width of vertical spacings. Refer TP 06.02–06.04.	As above.
03 Passage walls — central wing C2D2 and Specification 5 — fire-resisting construction C4D12 — bounding doorways F7D6 — wall and door sound insulation	Wall reconstruction is in the same location as the current walls, so the intent of the original design is preserved. New walls need to comply with Fire Rating 90/90/90 & Acoustic Rating STC 50, hence the construction of new walls. Refer TP 01.01 and TP 01.12–01.13.	Heritage impacts are minimises by reinstating corridor walls on the existing alignment.
04 Exit openings and escape stairs Part D2 — Provision for escape Part D3 — Construction of exits D2D3, D2D5, D2D15; D3D14–D3D15 and D3D24–D3D26 D2D13 where an external stair replaces a fire-isolated exit	Additional fire stairs are required as a life safety measure in accordance with the distance of travel requirements. New openings involve permanent local removal of external masonry; stair connections and associated landings may introduce additional visible fabric. The safety purpose justifies targeted intervention without general façade replacement. Refer TP 01.01–01.02 and TP 01.12–01.13.	Heritage impacts are minitaged by confining openings and attachments to the identified exit locations, retain surrounding wall bays and minimise interference with the principal façade composition.
05 Main entrance and thresholds D4D3 — Access to buildings D3D16 — Thresholds D3D24 and D3D26 — doors and latches J5D5 — entrance sealing, where applicable	Upgrade all external doors and door closers to meet fire safety requirements and to comply with the opening force, entrance thresholds and draught sealing of NCC New doors to have security access control & maglocks, for operational requirements. Refer TP 01.01 and TP 06.01.	Compliance with this apect of the NCC mainly relies on specification of appropriate door hardware and can achieved with no adverse heritage impacts.

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06 Access for people with a disability Part D4 — Access for people with a disability D4D2, D4D3 and D4D4 AS 1428.1 as referenced by NCC	Accessibility is provided by way of a new passenger lift in accordance with NCC requirements. This provides access to all rooms in the facility. Using the established entrance and circulation pattern reduces the need for new routes through significant spaces. Physical impacts are concentrated at local clearances, thresholds and fittings. Retain original surrounds and floor finishes wherever practicable and restrict alterations to the access route; the scope does not introduce an unspecified new ramp or lift shaft. Refer TP 01.12–01.13 and TP 06.01.	DDA access is achieved without need for visualy intrusive ramps at the front entry. The installation of the passenger lift to access the first floor does adverselty impact significant internal spaces. Accepting lift access from the foyer is via a new opening in an original, this change has minimal impacts and is acceptable in the overall context of a well-designed and carefully considered scheme for adaptive reuse.
07 Fire hydrant booster cabinet Part E1 — Fire fighting equipment E1D2 — Fire hydrants AS 2419.1 as referenced by NCC	Hydrant Booster is deemed to satisfy the requirements under the NCC. Location & size are generally strictly controlled authority requirements. Refer TP 01.11.	The external position avoids insertion of the equipment into the significant lobby. Compatible finishes will reduce visual prominence (subject to the requirements of FRV). Use of service trenches and coordinated connections will minimise disturbance to the heritage building and its landscape setting.
08 Roof insulation Part J4 — Building fabric J4D3 — Thermal construction J4D4 — Roof and ceiling construction Part F8 — condensation management, where applicable	Part J requires insulation to all parts of the building fabric. Typically, that would need to be thermal insulation of R2.5-R3.0 Refer TP 06.11 for the retained roof; insulation is additional scope.	The intended approach retains the external roof form and does not alter its profile. Significant timber ceilings are retained and protected roof.
09 Fire and emergency service integration Part E2 — Smoke hazard management E2D8 — relevant low-rise Class 3 buildings Part E4 — emergency lighting and exit signs C4D15 — service penetrations, where applicable	Emergency lighting and fire detection system – Typically small ceiling-mounted fittings in new ceilings & passageways Mandatory life safety requirement. Refer TP 01.12–01.13 and TP 06.01 for architectural coordination.	Use new or existing service routes to minimise surface wiring and cuts into historic finishes. Discreetly located fittings and local penetrations reduce visual and physical effects on the retained lobby fabric. This approach avoids treating services as a reason for general removal of timber ceilings, panelling or masonry
10 Exhaust fans and room ventilation Part F6 — Light and ventilation F6D6 — Ventilation J5D6 — Exhaust fan sealing Part J6 — air-conditioning and ventilation AS 1668.2 and AS/NZS 3666.1 as referenced	Due to the large size of the exhaust ducts, penetration through the roof was considered to be too disruptive to the roof structure. Locating outlets in the proposed glazing panels limits additional openings through adjacent masonry & roof. Matching louvres to frame colours reduces contrast. Refer TP 01.13, TP 04.01 and TP 06.11.	The proposed exhaut fan/ventilation avoids the need for penetrations to existing masonry fabric and the roof, and has minimal visual impact.

Item and NCC reference	Proposed changes and justification	Impact on heritage
11 Window frames and glazing — thermal performance and safety J4D6 and Specification 37 — walls and glazing J5D5 — window sealing B1D4 — glazed assembly safety/structure F1D14 — glazed assembly weatherproofing	Thermal and safety requirements of the NCC, as well as waterproofing requirements required for warranty purposes. New double-glazed aluminum windows will replace all existing windows. Window profile to be selected to match existing timber windows as much as possible. Matching profiles, proportions, colour and opening rhythm reduces visual impact and preserves the overall façade composition. Retain surrounding masonry and significant façade features. Refer TP 04.01–04.03 and TP 06.11.	Accepting that full window frame replacement will result in loss of original fabric, new frames will be compatible with the original presentation. The contribution that the existing windows make to the overall architrectural compostion is maintained.

NCC references: checked against the ABCB NCC 2025 Volume One preview; confirm against the final adopted text and Victorian variations before lodgement. References do not certify compliance. Fire ratings depend on construction type. The National Construction Code 2025 was provided by the Australian Building Codes Board under the CC BY 4.0 licence.