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# Designing Multi Residential Projects that Deliver - Performance, Acoustics & Smarter Project Outcomes

## 1. Beyond traditional apartments, what other types of multi-residential housing are becoming more common?

- High end developments (or upper end developments)
- Mixed use developments
- Student accommodation
- Built-to-rent housing

## 2. Why is navigating value management often challenging in multi-residential projects?

Unlike simpler buildings, multi-residential projects contain tightly coupled systems. Changing one item often triggers cascading redesign elsewhere. This then introduces risk on NCC non-compliance.

## 3. What are the various regulations that apply to the design and construction of multi-residential buildings in Australia?

National Construction Code (NCC), NCC referenced Australian Standards

## 4. What are the best ways to approach reverberation control in multi-residential projects?

- Identify the critical spaces (communal lounges, restaurants, gym, co-working areas)
- Early concept positioning, usage combinations, deflection, shielding etc
- Use absorptive ceilings wherever possible
- Higher focus on corridors
- Balance material durability with acoustic performance
- Address Apartment Interiors — Not Just Common Areas –deflection line of sight concept
- Consider Mechanical Noise + Reverberation Together

## 5. Does NCC 2025 include changes related to the fire performance of multi-residential buildings? If so, what are they?

- Fire Performance Solutions
- Carpark fire safety
- Assessment methods
- Some sprinkler / FRL provisions

## 6. Does NCC 2025 include changes related to the fire performance of multi-residential buildings? If so, what are they?

- Correct NCC classification
- Acoustic performance is more demanding
- Egress and occupant load
- Fire engineering Performance Solutions
- Services coordination in tight floorplates
- Balancing density against amenity/compliance