



INDICATIVE COMPLIANCE REPORT NCC 2022

8 Russell Street, Riverwood
Report number: 25050
Date: 07/01/2025

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INTRODUCTION

LOCATION AND DESCRIPTION

This report is prepared in preparation of a Development Consent, DA/CC/BIC lodgement and is for assessment purposes. It comprises of a NCC 2022 assessment of the proposed Secondary Dwelling as required under Section 19 of the Environmental Planning and Assessment (Development Certification and Fire Safety) Regulation 2021.

REPORT PURPOSE

The purpose of this report is to provide an indicative compliance assessment of the DA/CC/BIC design documentation for the proposal, against the current requirements of the BCA/NCC.

Demonstrating compliance with the NCC is not a prescribed head of consideration under Section 4.15 of the Environmental Planning and Assessment Act 1979. It is noted that Council or Certifier has an obligation to consider whether the DA/CC proposal, as lodged, is indicatively capable of complying with the NCC without significant modification to those plans for which approval is sought.

BASIS OF REPORT

This report is based upon and limited to:

- The Deemed to Satisfy provisions of the National Construction Code 2022 Volume 2

REFERENCED DOCUMENTS

The following documentation was relied upon when preparing this report:

- The Deemed to Satisfy provisions of the National Construction Code 2022 Volume 2 Environmental Planning and Assessment Regulations.
- Environmental Planning and Assessment Act 1979.

LIMITATIONS AND EXCLUSIONS OF THE AUDIT

This report does not include nor imply any detailed analysis or assessment for design, compliance or upgrading for unless specifically referred to: (The inspection was non-invasive and did not include the removal or destruction of any building fabric, component or item within the building;)

The limitations and exclusions of this report are as follows:

- The structural adequacy or design of the building;
- This report does not include, or imply compliance with:
 - (a) Occupational Health and Safety Act;
 - (b) Construction Safety Act;
 - (c) Requirements of other Regulatory Authorities including, but not limited to, Telstra, Sydney Water, Electricity Supply Authority, Safe work NSW, RMS, Council and the like; and
 - (d) Conditions of Development Consent.
 - (e) Assessment of plumbing and drainage installations, including stormwater
 - (f) Assessment of mechanical plant operations, electrical systems or security systems
 - (g) Heritage significance
 - (h) Consideration of energy or water authority requirements
 - (i) Consideration of Council's local planning policies
 - (j) Environmental or planning issues
 - (k) Requirements of statutory authorities
 - (l) BCA/NCC compliance for the whole building
 - (m) Pest inspection or assessment building damage caused by pests (general/visual pest invasion or damage will be reported, however invasive or intrusive inspections have not be carried out)
 - (n) Provision of any construction approvals or certification under Part 4A or Part 5 of the Environmental Planning & Assessment Act 1979.
 - (o) BASIX REQUIREMENTS

NOTE: The inspection was a 'visual' inspection, limited to those areas and sections of the property fully accessible and visible to the inspector on the date of inspection. The inspection DID NOT include breaking apart, dismantling, removing or moving objects including but not limited to, foliage, mouldings, roof insulation / insulation, floor or wall coverings, sidings, ceilings, floors, furnishings, appliances or personal possessions. The inspector CANNOT see inside walls, between floors, inside skillion roofing, behind stored goods in cupboards, other areas that are concealed or obstructed. The inspector DID NOT dig, gouge, force or perform any other invasive procedures. Visible timbers cannot be destructively probed or hit without the written permission of the property owner.

This report does not and cannot make comment upon: defects that may have been concealed, the assessment or detection of defects (including rising damp and leaks) which may be subject to the prevailing weather conditions, the presence or absence of timber pests, gas fittings, common property areas, environmental concerns; the proximity of the property to flight paths, railways, or busy traffic; noise levels; health and safety issues; heritage concerns; security concerns; site drainage (apart from surface water drainage); swimming pools and spas (non-structural); detection and identification of illegal building work ; detection and identification of illegal plumbing work ; durability of exposed finishes ; neighbourhood problems ; document analysis ; electrical installation; any matters that are solely regulated by statute; any area(s) or item(s) that could not be inspected by the consultant. Accordingly this Report is not a guarantee that defects and/or damage does not exist in any inaccessible or partly inaccessible areas or sections of the property. (NB: such matters may upon request be covered under the terms of a special purpose property report.)

BUILDING DESCRIPTION- PROPOSED DEVELOPMENT

GENERAL

In the context of the National Construction Code (NCC), the subject development is described within items below.

BUILDING CLASSIFICATION

(Part A6 Building Classification)

The building incorporates the following classifications: -

Class 1a	Secondary Dwelling
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BCA/NCC ASSESSMENT SUMMARY

Part 3.2 – Earthworks

Clause	Requirement	Achieved Compliance	Failed Compliance	Further Information	Not Applicable
NSW 3.1.2	Application				✓
3.2.1	Un-retained bulk earthworks – site cut and fill				✓

Part 3.3 – Drainage

Clause	Requirement	Achieved Compliance	Failed Compliance	Further Information	Not Applicable
3.3.1	Application			✓*	
3.3.2	Drainage Requirements			✓*	
3.3.3	Surface water drainage			✓*	
3.3.4	Subsoil drainage			✓*	
3.3.5	Stormwater drainage			✓*	

✓*Finished ground level adjacent to a building must be drained to move surface water away from the building and graded.

✓* a licenced plumber provide certificate certifying that the stormwater system is in accordance with AS 3500.3 and Council DCP stormwater policy.

Part 3.4 – Termite Risk Management

Clause	Requirement	Achieved Compliance	Failed Compliance	Further Information	Not Applicable
3.4.1	Installation of Termite barriers			✓*	
3.4.2	Termite management systems			✓*	
3.4.3	Durable notice			✓*	
* = cannot be identified visually – a licensed pest controller to install applicable barrier and provide certification nominating compliance with AS3660.1.					

Part 4.2 – Footings and Slabs

Clause	Requirement	Achieved Compliance	Failed Compliance	Further Information	Not Applicable
4.1.2	Application			✓*	
4.2.1	Application			✓*	
4.2.2	Site Classification			✓*	
4.2.3	Excavation for footings			✓*	
4.2.4	Filling under concrete slabs			✓*	
4.2.5	Foundations for footings and slabs			✓*	
4.2.6	Slab edge support on sloping sites			✓*	
4.2.7	Stepped footings			✓*	
4.2.8	Vapour barriers			✓*	
4.2.9	Edge rebates			✓*	
4.2.10	Concrete			✓*	
4.2.11	Steel reinforcement			✓*	
4.2.12	Footing and slab construction			✓*	
4.2.13	Stump footing details			✓*	
4.2.14	Stiffened rafts Class A, S and M sites			✓*	
4.2.15	Strip footings Class A, S and M sites			✓*	
4.2.16	Footing slabs for Class A sites			✓*	
4.2.17	Footings for single leaf masonry, mixed construction and earth wall construction			✓*	
4.2.18	Footings for fireplaces on Class A and S sites			✓*	
4.2.19	Shrinkage control			✓*	
4.2.20	Concentrated loads			✓*	
4.2.21	Minimum edge beam dimensions			✓*	
4.2.22	Recessed areas of slabs			✓*	
✓* = Cannot be identified visually – an engineer certificate is required for the supporting Footings nominating compliance with AS2870.					

Part 5.2 Masonry Veneer

Clause	Requirement	Achieved Compliance	Failed Compliance	Further Information	Not Applicable
5.2.1	Application				✓
5.2.2	Height of wall limitation				✓
3.2.3	Openings in masonry veneer				✓
5.2.4	Damp-proof courses and flashing materials				✓
5.2.5	Vertical articulation joints				✓
5.2.6	Engaged piers				✓

Part 5.3 - Cavity Masonry

Clause	Requirement	Achieved Compliance	Failed Compliance	Further Information	Not Applicable
5.3.1	Application				✓
5.3.2	Height of wall limitation				✓
5.3.3	External walls				✓
5.3.4	Internal walls				✓
5.3.5	Openings in cavity masonry				✓
5.3.6	Damp-proof courses and flashing materials				✓
5.3.7	Vertical articulation joints				✓

Part 5.4 - Unreinforced single leaf masonry

Clause	Requirement	Achieved Compliance	Failed Compliance	Further Information	Not Applicable
5.4.1	Application of Part 5.4				✓
5.4.2	Footings and slabs to extensions to existing buildings				✓
5.4.3	Internal Walls				✓
5.4.4	Vertical articulation joints				✓
5.4.5	Damp-proof courses and flashing materials				✓

Part 5.5 – Isolated Piers

Clause	Requirement	Achieved Compliance	Failed Compliance	Further Information	Not Applicable
5.51	Application				✓
5.5.2	Isolated piers supporting carports, verandahs, porches and similar roof structures				✓
5.5.3	Isolated piers supporting tiled roofs				✓
5.5.4	Isolated piers supporting sheet roofs				✓
5.5.5	Isolated piers for freestanding carports				✓
5.5.6	Subfloor isolated piers			✓*	
✓* = Cannot be identified visually – an engineer certificate is required for Subfloor isolated piers.					

Part 5.6 – Masonry Components and Accessories

Clause	Requirement	Achieved Compliance	Failed Compliance	Further Information	Not Applicable
5.6.1	Application			✓*	
5.6.2	Masonry units			✓*	
5.6.3	Mortar mixes			✓*	
5.6.4	Mortar joints			✓*	
5.6.5	Wall ties				✓
5.6.6	Fixing straps and tie-down systems				
5.6.7	Lintels				✓
5.6.8	Vertical articulation joints				✓
✓* = Cannot be identified visually – an engineer certificate is required to confirm compliance with masonry components and accessories.					

Part 5.7 – Weatherproofing of Masonry

Clause	Requirement	Achieved Compliance	Failed Compliance	Further Information	Not Applicable
5.7.1	Application				✓
5.7.2	Cavities				✓
5.7.3	Damp-proof courses and flashings – material				✓
5.7.4	Damp-proof courses and flashings – installation				✓
5.7.5	Weepholes				✓
5.7.6	Weatherproofing for single leaf masonry walls				✓

Part 6.0 – Framing

Clause	Requirement	Achieved Compliance	Failed Compliance	Further Information	Not Applicable
6.1.1	Scope			✓*	
6.1.2	Application			✓*	
6.2.1	Sub Floor Ventilation			✓*	

✓*- Adequate subfloor ventilation must be provided with minimum ground clearance of 400mm.
 - Certification from engineer to AS 1684(Upgrade strategy may be required for any required alteration to the existing frame).

Part 6.3 – Structural Steel members

Clause	Requirement	Achieved Compliance	Failed Compliance	Further Information	Not Applicable
6.3.2	Application				✓
6.3.3	Structural steel member				
6.3.4	Bearers				✓
6.3.5	Strutting Beams				✓
6.3.6	Lintels				
6.3.6	Columns				✓
6.3.7	Fixings and bearing for structural steel members.				✓
6.3.8	Penetrations through structural steel members				✓
6.3.9	Corrosion protection				✓

Part 7.2 – Sheet Roofing

Clause	Requirement	Achieved Compliance	Failed Compliance	Further Information	Not Applicable
7.2.1	Application			✓*	
7.2.2	Corrosion protection and compatibility requirements for roofing			✓*	
7.2.3	Minimum pitches for metal sheet roofing profiles			✓*	
7.2.4	Maximum Spans			✓*	
7.2.5	Fixing of metal sheet roofing			✓*	
7.2.6	Installation of roofing sheets			✓*	
7.2.7	Flashings and capping			✓*	
7.2.8	Water Discharge			✓*	
*Certification required.					
✓*Licenced roofer to provide certificate confirming sheet roofing compliance.					

Part 7.3 – Roof Tiles and Shingles

Clause	Requirement	Achieved Compliance	Failed Compliance	Further Information	Not Applicable
7.3.1	Application				✓
7.3.2	Fixing of roof tiles and ancillaries				✓
7.3.3	Flashing				✓
7.3.4	Sarking				✓
7.3.5	Anti-ponding device/board				✓
7.3.6	Water Discharge				✓

Part 7.4 Gutters and downpipes

Clause	Requirement	Achieved Compliance	Failed Compliance	Further Information	Not Applicable
7.4.1	Application			✓*	
7.4.2	Materials			✓*	
7.4.3	Selection of guttering			✓*	
7.4.4	Installation of gutters			✓*	
7.4.5	Downpipes- Size and Installation			✓*	
7.4.6	Acceptable continuous overflow measure			✓*	
7.4.7	Acceptable dedicated overflow measure per downpipe			✓*	
✓* Additional Gutter and Downpipes required to drain roof, Certification required from licenced plumber to certify all gutters and downpipes.					



Part 7.5 Timber & Composite wall cladding

Clause	Requirement	Achieved Compliance	Failed Compliance	Further Information	Not Applicable
7.5.1	Application			✓*	
7.5.2	Timber wall cladding			✓*	
7.5.3	Wall Cladding boards			✓*	
7.5.4	Sheet Wall cladding			✓*	
7.5.5	Eaves and soffit linings			✓*	
7.5.6	Flashings to wall openings			✓*	
7.5.7	Clearance between cladding and ground			✓*	
7.5.8	Parapet capping			✓*	
✓*Licenced builder to provide certificate confirming cladding compliance.					

Part 8.0 – Glazing

Clause	Requirement	Achieved Compliance	Failed Compliance	Further Information	Not Applicable
8.1.1	Scope			✓*	
8.1.2	Application			✓*	
8.2.1	Application			✓*	
8.2.2	Installation of Windows			✓*	
8.3.1	Application			✓*	
8.3.2	Glazing sizes and installation			✓*	
8.3.3	Fully framed glazing installed in perimeter of buildings			✓*	
8.4.1	Application			✓*	
8.4.2	Doors, side panels and other framed glazed panels			✓*	
8.4.3	Door side panels			✓*	
8.4.4	Full height framed glazed panels			✓*	
8.4.5	Glazed panels, other than doors or side panels, on the perimeter of rooms			✓*	
8.4.6	Kitchen, bathroom, ensuite, spa room and splash-back glazing			✓*	
8.4.7	Visibility of glazing			✓*	
8.4.8	Identification of safety glass			✓*	

✓*Certification required from the glazing manufacturer for windows and sliding door.

Part 9.0 Fire Safety

Clause	Requirement	Achieved Compliance	Failed Compliance	Further Information	Not Applicable
9.1	Scope and application			✓*	
9.2	Fire separation of external walls			✓*	
9.3	Fire protection of separating walls and floors				✓
9.4	Fire Protection of garage top dwellings				✓
9.5	Smoke alarms and evacuation lighting		✓*		

*= Further Information

- Identification Survey is required to confirm external walls location to boundaries. If walls are found to be less than 900mm, Fire Separation may be required.
- Attached awning and sail shade to be removed in accordance with part 9.2 NCC 2022.
- Provide certificate confirming smoke alarms have been installed in accordance with NSW 9.5 of NCC 2022.



Part 10. Health and amenity

Part 10.2 – Wet Area waterproofing

Clause	Requirement	Achieved Compliance	Failed Compliance	Further Information	Not Applicable
10.1.1	Scope				✓
10.1.2	Application				✓
10.2	Wet Area waterproofing				✓

Part 10.3 – Room Heights

Clause	Requirement	Achieved Compliance	Failed Compliance	Further Information	Not Applicable
10.3.1	Height of rooms and other spaces	✓			

Part 10.4 - Facilities

Clause	Requirement	Achieved Compliance	Failed Compliance	Further Information	Not Applicable
10.4.1	Required facilities			✓*	
10.4.2	Construction of sanitary compartments			✓*	

✓* - Required facilities to be installed to achieve compliance with Part 10.4 NCC 2022.

Part 10.5 – Light

Clause	Requirement	Achieved Compliance	Failed Compliance	Further Information	Not Applicable
10.5.1	Natural lighting	✓			
10.5.2	Artificial lighting	✓			

Part 10.6 – Ventilation

Clause	Requirement	Achieved Compliance	Failed Compliance	Further Information	Not Applicable
10.6.1	Application	✓			
10.6.2	Ventilation Requirements	✓			
10.6.3	Location of sanitary compartments	✓			

Part 10.7 – Sound Insulation

Clause	Requirement	Achieved Compliance	Failed Compliance	Further Information	Not Applicable
10.7.1	Sound insulation requirements				✓
10.7.2	Determination of airborne sound insulation ratings				✓
10.7.3	Construction of sound insulated wall				✓
10.7.4	Services				✓
10.7.5	Acceptable forms of construction for masonry walls				✓
10.7.6	Acceptable forms of construction for concrete walls				✓
10.7.7	Acceptable forms of construction for autoclaved aerated concrete walls				✓
10.7.8	Acceptable forms of construction for timber and steel framed walls				✓

Part 10.8 – Condensation Management

Clause	Requirement	Achieved Compliance	Failed Compliance	Further Information	Not Applicable
10.8.1	External Wall Construction			✓*	
10.8.2	Exhaust Systems			✓*	
10.8.3	Ventilation of roof spaces			✓*	
✓* - Certification to be provided to confirm adequate Condensation management has been provided.					

Part 11.2 – Stairway and Ramp Construction

Clause	Requirement	Achieved Compliance	Failed Compliance	Further Information	Not Applicable
11.1.1	Scope				✓
11.1.2	Application				✓
11.2.1	Explanation of Terms				✓
11.2.2	Stairway construction				✓
11.2.3	Ramps		✓*		✓
11.2.4	Slip Resistance				✓
11.2.5	Landings				✓
11.2.6	Thresholds				✓

✓* - Stair riser to be no higher than 190mm and all stairs risers to be constant height for entire flight.



Part 11.3 – Barriers and Handrails

Clause	Requirement	Achieved Compliance	Failed Compliance	Further Information	Not Applicable
11.3.1	Application				✓
11.3.2	Explanation of terms				✓
11.3.3	Barriers to prevent falls				✓
11.3.4	Construction of Barriers to prevent falls				✓
11.3.5	Handrails				✓
11.3.6	Construction of wire barriers				✓
11.3.7	Protection of openable windows - bedrooms				✓
11.3.8	Protection of openable windows – rooms other than bedrooms				

Part 12.4 - Boilers, pressure vessels, heating appliances, fireplaces, chimneys, and flues

Clause	Requirement	Achieved Compliance	Failed Compliance	Further Information	Not Applicable
12.4.1	Application				✓
12.4.2	Open fireplace construction				✓
12.4.3	Chimney construction				✓
12.4.4	Installation of insert fireplaces and flues				✓
12.4.5	Installation of free standing heating appliances				✓

Part 13 – Energy Efficiency

Clause	Requirement	Achieved Compliance	Failed Compliance	Further Information	Not Applicable
NSW 13.1	Scope and application			✓*	
NSW 13.2	Building fabric			✓*	
NSW 13.3	External glazing			✓*	
NSW 13.4	Building sealing			✓*	
NSW 13.5	Ceiling fans			✓*	
NSW 13.6	Whole-of-home energy usage			✓*	
NSW 13.7	Services			✓*	

✓* - Certificate of compliance with Energy Efficiency to be provided.

GENERAL

Arising from the assessment summary of this Report, it is evident that there are areas of non-compliance or requiring documentation to confirm compliance with the current standards as prescribed by the NCC 2022.

The following Upgrade Strategy has been prepared in order to achieve a suitable level of NCC compliance. The intent of this strategy is to address the main areas of the dwelling that pose the greatest risk to the life safety of building occupants, property protection, fire spread, amenity / sustainability and that the extension is fit for the purpose for which it is intended.

GENERAL UPGRADE STRATEGY

The items listed below detail the recommended works/ documentations required in order to approximate an improved level of compliance with the NCC Housing Provisions within the dwelling.

These recommendations are identified regarding the unauthorised works within the dwelling. The upgrade strategy should not be construed as an upgrading to achieve strict compliance with the current deemed to satisfy provisions of the NCC. The following recommendations are to address the current deficient issues within the Dwelling which have been observed. Arising from our assessment, the following is a summary of the holistic NCC deficient issues that will require addressing.

RECOMMENDED WORKS

1. Finished ground level adjacent to the dwelling must be drained to move surface water away from the building and graded.
2. licenced plumber to provide certificate confirming that the stormwater system is in accordance with AS 3500.3 and Local Council Stormwater Policy.
3. Certification required from licenced plumber to certify all gutters and downpipes are adequately sized and connected to a legal point of discharge.
4. Licensed pest controller to confirm applicable barrier has been installed to provide certification nominating compliance with AS3660.1. If no termite barrier is provided, applicable barrier to be installed.
5. Engineer's compliance certificate is required for the supporting slabs/piers nominating compliance with AS2870. Structural Engineer to provide certificate confirming adequacy of Subfloor isolated piers.
6. an engineer certificate is required to confirm compliance with masonry components and accessories.
7. Adequate subfloor ventilation must be provided with minimum ground clearance of 400mm.
8. Certification from engineer to confirming framing compliance with AS 1684.
9. Additional Gutter and Downpipes required to drain roof, Certification required from licenced plumber to certify all gutters and downpipes.
10. Licenced roofer to provide certificate confirming sheet roofing compliance.
11. Licenced builder to provide certificate confirming cladding compliance.
12. Compliance certificate to be provided from the glazing manufacturer for windows and sliding doors.
13. Identification Survey is required to confirm external walls location to boundaries. If walls are found to be less than 900mm, Fire Separation may be required.
14. - Attached awning and sail shade to be removed with part 9.2 NCC 2022.
15. – Provide certificate confirming smoke alarms have been installed in accordance with NSW 9.5 of NCC 2022.
16. Required facilities to be installed to achieve compliance with Part 10.4 NCC 2022.
17. Stair riser to be no higher than 190mm and all stairs risers to be constant height for entire flight.
18. Certification to be provided to confirm adequate Condensation management has been provided.
19. Certificate of compliance with Energy Efficiency to be provided.

CONCLUSION

Although demonstrating compliance with the NCC at DA/CC/BIC assessment stage is not a prescribed head of consideration under Section 4.15 of the Environmental Planning and Assessment Act 1979, Council or Certifier has an obligation to consider whether the proposal as lodged is indicatively capable of complying with the NCC without significant modification to those plans for which approval is sought.

We draw to Council or Certifier's attention to the requirements of Section 19 of the Environmental Planning and Assessment (Development Certification and Fire Safety) Regulation 2021 and suggest that detailed and specific NCC compliance matters shall be addressed to the satisfaction of the appointed Certifying Authority prior to the issue of DA/CC/BIC.

In conclusion it is considered that there are areas of non-compliances within the building and that works are required to be carried out to achieve compliance with the Performance Requirements of the NCC.

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