

BCA ASSESSMENT REPORT

2 Bardwell Crescent, EARLWOOD NSW 2206

Client: Kalven Chang

Reference: 25220

Revision: 01

Date: 11/03/2025

DAVIS
GROUP

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TABLE OF CONTENTS

EXECUTIVE SUMMARY	4
1. INTRODUCTION	13
1.1 BACKGROUND.....	13
1.2 PURPOSE OF REPORT	13
1.3 DOCUMENTATION.....	13
1.4 LIMITATIONS AND EXCLUSIONS	13
2. DEVELOPMENT SUMMARY	14
2.1 LOCATION	14
2.2 DESCRIPTION OF DEVELOPMENT	14
2.3 PRINCIPAL BUILDING CHARACTERISTICS.....	14
3. BCA ASSESSMENT	15
3.1 SECTION H: CLASS 1 AND 10 BUILDINGS	16
APPENDIX A – SURVEY PLAN	50

EXECUTIVE SUMMARY



Davis Group has been engaged by Kalven Chang to prepare a BCA Assessment Report for the alterations and additions to the rear of the dwelling and detached garage (ancillary storeroom with bathroom).

Engagement involved a site inspection of the existing buildings and assessment of the completed building works against Volume 2 of the Building Code of Australia 2022 (BCA).

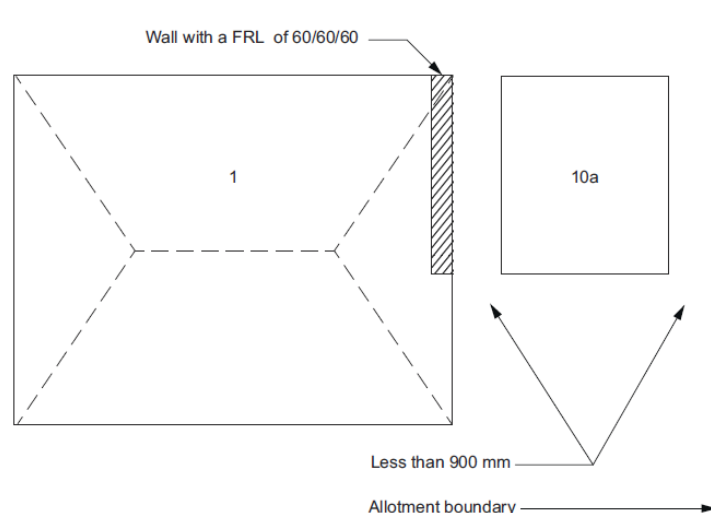
The purpose of this report is to document the assessment of the development against the relevant Deemed-to-Satisfy Provisions of the BCA and to make recommendations on how compliance with the BCA may be achieved or demonstrated. The report is intended to be submitted to Canterbury Bankstown Council as part of a Building Information Certificate Application/ Development Application.

The following is a summary of the key BCA compliance issues which require attention. It is important to note that these comments should be read in conjunction with the full BCA assessment contained in Section 3.

CLAUSE	PROVISION	COMMENT
ABCBHP 3.4.1 [3.1.4.2]	Requirement for termite management systems	<p>Works Required/ Information Required</p> <p>The existing dwelling is located in an area where subterranean termites are known to present a potential risk of attack and the primary building elements subject to this application are constructed of timber that is susceptible to termite attack.</p> <p>It is recommended that a certificate of installation be provided by the qualified pest controller who installed the chemical termite management system that confirms compliance with AS 3660.1-2014 (Amendment 1) and a durable notice be installed in the electrical box to comply with 3.4.3 of the ABCB Housing Provisions.</p>
NSW H1D4 [3.2.0, 3.2.1]	Footings and slabs	<p>Information Required</p> <p><u>Dwelling</u></p> <p>The building works to the rear of the dwelling are constructed on new timber stumps with footings.</p> <p>It is recommended a certificate of structural adequacy prepared by a professional engineer be obtained to confirm the footings are structurally adequate and comply with NSW H1D4 of the BCA.</p>
H1D6 [3.4.0, 3.4.2-3.4.4]	Framing	<p>Information Required</p> <p><u>Timber framing</u></p> <p>The building works to the rear of the dwelling to create kitchen, dining, living, bathroom, laundry and deck include</p>

		<p>the construction of a timber frame for the stumps, floor, walls and roof frame.</p> <p>It is recommended a certificate of structural adequacy prepared by a professional engineer be obtained to confirm the residential timber-framed construction complies with AS 1684.2-2021 and/ or AS 1684.4-2010 (Amendment 1) and is structurally adequate.</p>
<p>H1D7 [3.5, 3.5.1-3.5.5]</p>	<p>Roof and wall cladding</p>	<p>Information Required</p> <p><u>Sheet roof cladding</u></p> <p>The alterations and additions to the rear of the dwelling include the construction of a new roof with sheet roof cladding.</p>  <p>The roof has a pitch of approximately 8 degrees, which complies with the minimum pitch in accordance with Table 3.1 of AS 1562.1-2018.</p> <p>It is recommended a certificate of installation prepared by the builder who installed the roofing be provided to confirm the sheet roof cladding has been installed to comply with AS 1562.1-2018 and H1D7 of the BCA.</p>
<p>ABCBHP 7.5.5 [3.5.4.5]</p>	<p>Eaves and soffit linings</p>	<p>Works Required</p> <p>The rear and side eaves of the works to the rear of the dwelling have been lined with fibre-cement sheets. A visual inspection of the eave linings indicates the rear eaves comply with 7.5.5 of the ABCB Housing Provisions, however, the side eave lining contains unfinished gaps.</p> 

		<p>It is recommended the side eave lining be finished with weather sealing/ moulding in accordance with 7.5.5 of ABCB Housing Provisions.</p>
<p>ABCBHP 7.5.6 [3.5.4.6]</p>	<p>Flashings and wall openings</p>	<p>Information Required</p> <p>The building works to the rear of the dwelling and garage include the construction of new doors and windows in the external walls of the building.</p> <p>It is recommended a certificate of compliance be issued by the licensed tradesperson who undertook the works to confirm the flashing complies with 7.5.6 of the ABCB Housing Provisions.</p>
<p>H1D8 [3.6]</p>	<p>Glazing</p>	<p>Information Required</p> <p>The rear external wall of the living/ dining room contains a fixed glazed window and glazed sliding door. The rear wall of the laundry contains a window. The garage contains two glazed sliding doors.</p> <p>It is recommended that a certificate of compliance from an appropriately qualified glazer to be provided to confirm the external windows (including glass sliding doors) have been designed, constructed and installed to comply with AS 2047-2014 and H1D8(1) of the BCA.</p>
<p>H3D2 [3.7.1]</p>	<p>Fire hazard properties and non-combustible building elements</p>	<p>Information Required</p> <p><u>Sarking-type materials</u></p> <p>It is recommended an installation certificate from the builder be provided that confirms which type of sarking-type material has been used in the alterations and additions to the rear of the dwelling. It is also recommended copy of the test report be obtained from the manufacturer to demonstrate the material has a Flammability Index of not greater than 5 as determined by AS 1530.2-1993.</p>
<p>ABCBHP 9.2.5 [Figure 9.7.2.4]</p>	<p>Protection of Class 1 buildings – Class 10a between Class 1 and the allotment boundary</p>	<p>Works Required</p> <p>The additions to the rear of the dwelling (living and dining room) include construction of a new external wall that is located within 900 mm of a Class 10a building (carport). The carport is also located within 900 mm of the side boundary.</p> <p>The external wall of the new part of the dwelling must achieve a Fire-Resistance Level (FRL) of at least 60/60/60 in accordance with Figure 9.2.5e. Refer to an extract below.</p>



The lower part of the external wall is constructed of masonry blocks that would achieve an FRL of at least 60/60/60. However, the upper part of the wall is constructed of fibre-cement sheeting that would not achieve an FRL of 60/60/60. Refer to the photograph below.



It is recommended the upper part (non-masonry) of the wall be reconstructed using masonry that has a minimum thickness of 90 mm or a lightweight fire-resisting system such as Fyrecheck that can achieve an FRL of at least 60/60/60 to comply with 9.2.3 and 9.2.5 of the ABCB Housing Provisions.


ABCBHP
NSW 9.5.1
[NSW
3.7.5.2, NSW
1.1.4]

Smoke and heat
alarm
requirements


Information Required

Dwelling

It recommended a certificate from a licensed electrician be provided confirming the smoke alarm in the dwelling is hard wired and complies with AS 3786-2014 and NSW 9.5.1 of the ABCB Housing Provisions.

H4D2 [3.8.1.1, 3.8.1.2]	Wet areas	<p>Works Required/ Information Required</p> <p>The building works include the construction of three wet areas being the bathroom in the dwelling, laundry at the rear of the dwelling and bathroom in the garage.</p> <p><u>Laundry</u> It is recommended a certificate of installation be provided from the water proofer that confirms the wet area complies with AS 3740-2021.</p> <p><u>Bathroom – dwelling</u> It is recommended a certificate of installation be provided from the water proofer that confirms the wet area complies with AS 3740-2021 and the falls to the floor wastes comply with 10.2.12 of the ABCB Housing Provisions.</p> <p><u>Bathroom – garage</u> The bathroom in the garage does not have water stop installed at the doorway to the room. Refer to the photograph below.</p>  <p>It is recommended the affected tiles (in the bathroom) be removed, a water stop with waterproofing be installed and a certificate of installation be provided from the water proofer that confirms the wet area complies with AS 3740-2021 and the falls to the floor wastes comply with 10.2.12 of the ABCB Housing Provisions.</p>
ABCBHP 10.8.1 [3.8.7.2]	External wall construction	<p>Information Required</p> <p>The building works include construction of a new external walls to the rear part of the dwelling.</p> <p>It is recommended the builder provide a certificate confirm a pliable building membrane was not installed in the external wall or if one was that it was installed to complies with AS 4200.1-2017 (Amendment 1) and AS 4200.2-2017 (Amendment 2) and 10.8.1 of the ABCB Housing Provisions.</p>

<p>ABCBHP 10.8.2 [3.8.7.3]</p>	<p>Exhaust systems</p>	<p>Works Required/ Information Required</p> <p>The garage bathroom and dwelling bathroom are provided with an exhaust system with a minimum flow rate of 25L/s. Refer to the photographs below.</p> <p><u>Garage – bathroom</u></p>  <p><u>Dwelling – bathroom</u></p>  <p>The exhaust systems are interlocked with the room light switch but do not include a run-on timer so that the exhaust system continues to operate for 10 minutes after the lights are turned off.</p> <p>The exhaust fans in both of the bathrooms do not discharge directly to outdoor air via a shaft or duct.</p> <p>It is recommended the exhaust fans in both bathrooms be discharged directly to open air via a shaft or duct to the external wall and a licensed electrician install a run-on so that the exhaust system continues to operate for 10 minutes after the lights are turned off to comply with 10.8.2 of the ABCB Housing Provisions. It is also recommended the licensed electrician who completed the works provide a certificate of completion confirming compliance with 10.8.2 of the ABCB Housing Provisions.</p>
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<p>ABCBHP 11.2.2 [3.9.1.2]</p>	<p>Stairway construction</p>	<p>Works Required</p> <p>A rear external stairway has been constructed at the side of the deck. The bottom riser has a height of approximately 154 mm due to the pavers located at the bottom of the stairway.</p>  <p>It is recommended the pavers be graded at the bottom of the stairway to provide a riser height of approximately 190 mm in accordance with 11.2.2 of the ABCB Housing Provisions.</p>
<p>ABCBHP 11.2.4 [3.9.1.3]</p>	<p>Slip resistance</p>	<p>Works Required</p> <p>The rear external stairway is not provided with any slip-resistant nosing strips.</p>  <p>It is recommended nosing slips with a slip-resistance classification not less than P4, when tested in accordance with AS 4586-2013, be installed to the rear stairway to comply with 11.2.4 of the ABCB Housing Provisions.</p>

<p>ABCBHP 11.2.5 [3.9.1.5]</p>	<p>Landings</p>	<p>Works Required</p> <p>The rear external stairway has more than 3 risers and is not provided with a 750 mm landing at the top due to the location of the glass gate.</p>  <p>It is recommended the glass gate be removed to provide a 750 mm landing or the glass gate be relocated to be at least 750 mm from the edge of the top step.</p>
<p>ABCBHP 11.3.4 [3.9.2.3]</p>	<p>Construction of barriers to prevent falls</p>	<p>Information Required</p> <p>The deck located at the rear of the dwelling is provided with a glass spigot fixed balustrade and the rear window located in the external wall of the building also acts as a barrier to prevent falls. Refer to the photograph below.</p>  <p>The glass balustrade must comply with H1D8 of the BCA in accordance with 11.3.4(10) of the ABCB Housing Provisions. The glazing used in the balustrade and window must comply with AS 1288-2021.</p>

		<p>The glazing and spigot fixed balustrade must be designed in accordance with the ultimate design strength in Clause 3.2.2 and serviceability limit states in accordance with Clause 3.3.3 of AS 1288-2021, in the event that any one layer of the panels is broken, and the deflection requirements must also comply with 7.4.6 of AS 1288-2021.</p> <p>It is recommended a certificate of structural adequacy prepared by a professional engineer be obtained to confirm the spigot fixed balustrade and fixed glass window in the rear external wall of the dwelling complies with structural requirements of AS 1288-2021 and H1D8 of the BCA.</p>
ABCBHP 11.3.5 [3.9.2.4]	Handrails	<p>Works Required</p> <p>The stairway located at the rear of the dwelling provides for a change in elevation of more than 1 m and is not provided with a handrail.</p> <p>It is recommended a handrail be construction along at least one side of the stairway to comply with 11.3.5 of the ABCBHP.</p>
ABCBHP 13.4.4 [3.12.3.3]	External windows and doors	<p>Information Required</p> <p><u>External windows/ glass sliding doors</u></p> <p>As detailed in H1D8 of this report, a certificate of compliance from an appropriately qualified glazer is required to be provided to confirm the external windows have been designed, constructed and installed to comply with AS 2047-2014 and H1D8(1) of the BCA.</p>

1. INTRODUCTION

1.1 BACKGROUND

Davis Group has been engaged by Kalven Chang to prepare a BCA Assessment Report for the alterations and additions to the rear of the dwelling and detached garage (ancillary storeroom with bathroom). Engagement involved a site inspection of the existing buildings and assessment of the completed building works against Volume 2 of the Building Code of Australia 2022 (BCA).

1.2 PURPOSE OF REPORT

The purpose of this report is to document the assessment of the development against the relevant Deemed-to-Satisfy Provisions of the BCA and to make recommendations on how compliance with the BCA may be achieved or demonstrated.

The report is intended to be submitted to Canterbury Bankstown Council as part of a Building Information Certificate Application/ Development Application.

1.3 DOCUMENTATION

The following legislation and documentation has been reviewed, referenced and/or relied upon in the formulation of this report:

- Environmental Planning and Assessment Act, 1979 (NSW) (EP&A Act)
- Environmental Planning and Assessment Regulation, 2021 (EP&A Regulation)
- Environmental Planning and Assessment (Development Certification and Fire Safety) Regulation 2021 (DC&FS Regulation)
- Building Code of Australia 2022 – Volume Two (BCA)
- Detail Survey reference 25036-DET prepared by GeoPoint Surveyors dated 06/02/2025. A copy is attached in Appendix A.

1.4 LIMITATIONS AND EXCLUSIONS

This report does not include or imply that any assessment has been undertaken to address matters in relation to the following:

- Construction Safety Act, Disability Discrimination Act, Local Government Act and Work Health and Safety Act.
- Requirements of other Regulatory Authorities, including, but not limited to, Telstra, Sydney Water, Electricity Supply Authority, WorkCover, RTA or the like.
- Part D4, Section J or any other part of the BCA not specifically noted. The design, maintenance or operation of any electrical, mechanical, hydraulic or fire services
- This report must not be used for the purpose of a design under the Design and Building Practitioners Act 2020.

This report does not incorporate a detailed assessment of the Australian Standards referenced in the BCA. Structural and services documentation have not been reviewed. This report considered matters of a significant nature and should not be considered an exhaustive list. This report does not relieve a Registered Certifier or Council of their statutory obligations under the EP&A Act or Building and Development Certifiers Act and they are to be satisfied that the proposal meets their requirements prior to approval. Davis Group Pty Ltd cannot guarantee acceptance of this report by the Council, Fire Brigade or any other approval authority.

3. BCA ASSESSMENT

The following is a detailed clause by clause assessment of the proposed development against the relevant Deemed-to-Satisfy Provisions of Volume Two of the BCA and the ABCB Housing Provisions.

The following abbreviations have been used:


ABBREVIATION	MEANING
Not Relevant	The Deemed-to-Satisfy Provision is not relevant to the development.
Noted	The relevant Deemed-to-Satisfy Provision has been noted and considered.
Information Required	Compliance with the relevant Deemed-to-Satisfy Provision is unable to be determined. Additional construction documentation or details are required to be provided to determine compliance.
Complies	Compliance with the relevant Deemed-to-Satisfy Provision is capable of being satisfied or generally complied based on the information available.
Performance Solution	Compliance with the relevant Deemed-to-Satisfy Provision has not been achieved. It is recommended compliance with the BCA be satisfied via a Performance Solution.
Works Required	Compliance with the relevant Deemed-to-Satisfy Provision has not been achieved. It is recommended compliance with the BCA be satisfied by carrying out physical work to the building.

3.1 SECTION H: CLASS 1 AND 10 BUILDINGS

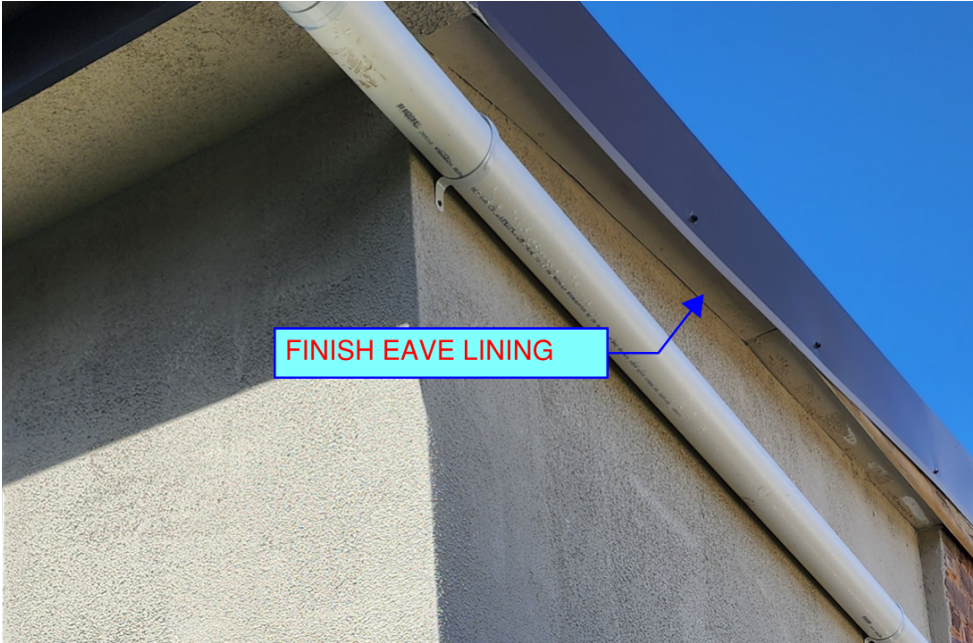
Section H of the BCA relates to structure, damp and weatherproofing, fire safety, health and amenity, safe movement and access, energy efficiency, ancillary provisions and additional construction requirements, and livable housing design for Class 1a and 10 buildings.

PART H1: STRUCTURE			
CLAUSE	PROVISION	COMMENTS	STATUS
H1D1 [NEW]	Deemed-to-Satisfy Provisions	Performance Requirements H1P1 to H1P2 are satisfied by complying with H1D2 to H1D11.	Noted
H1D2 [3.0.1]	Structural provisions	A Class 1 or Class 10 building must be constructed in accordance with: <ul style="list-style-type: none"> a. Section 2 of the ABCB Housing Provisions; or b. the relevant provisions of H1D3 to H1D12; or c. any combination thereof. 	Noted
H1D3 [3.1.1, 3.1.2, 3.1.4]	Site preparation	<u>Earthworks</u> The building works subject to this application do not include any earthworks.	Not Relevant
		<u>Earth retaining structures</u> The building works subject to this application do not include any earth retaining structures.	Not Relevant
		<u>Termite risk management</u> Compliance with Part 3.4 of the ABCB Housing Provisions satisfies Performance Requirement H1P1 for termite risk management.	Noted
ABCBHP 3.4.1 [3.1.4.2]	Requirement for termite management systems	The existing dwelling is located in an area where subterranean termites are known to present a potential risk of attack and the primary building elements subject to this application are constructed of timber that is susceptible to termite attack.	Works Required/ Information Required

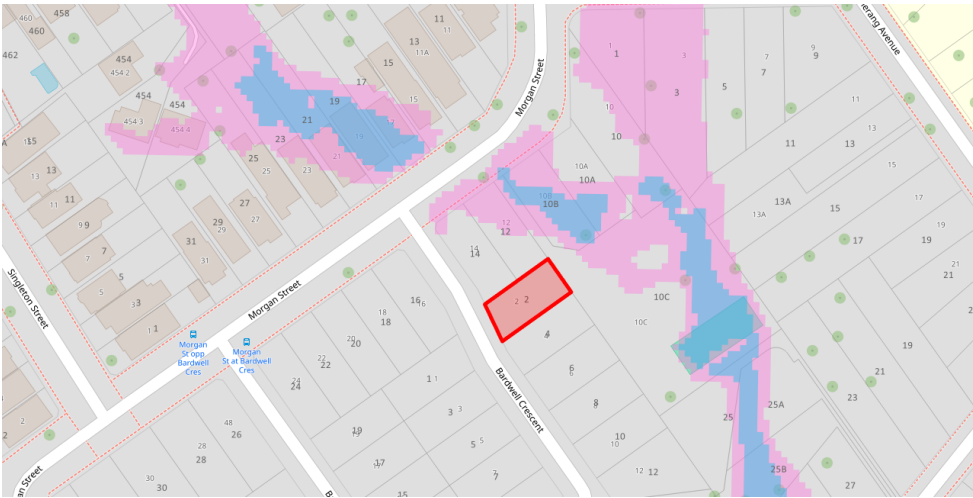
		It is recommended that a certificate of installation be provided by the qualified pest controller who installed the chemical termite management system that confirms compliance with AS 3660.1-2014 (Amendment 1) and a durable notice be installed in the electrical box to comply with 3.4.3 of the ABCB Housing Provisions.	
ABCBHP 3.4.2 [3.1.4.3]	Termite management systems	Refer to the comments in ABCBHP 3.4.1 of this report.	Noted
ABCBHP 3.4.3 [3.1.4.4]	Durable notice	Refer to the comments in ABCBHP 3.4.1 of this report.	Noted
NSW H1D4 [3.2.0, 3.2.1]	Footings and slabs	<p><u>Dwelling</u> The building works to the rear of the dwelling are constructed on new timber stumps with footings.</p> <p>It is recommended a certificate of structural adequacy prepared by a professional engineer be obtained to confirm the footings are structurally adequate and comply with NSW H1D4 of the BCA.</p> <p><u>Garage</u> The garage is constructed on an existing concrete slab that has not been altered as part of the works subject to this application. The garage is a detached Class 10a building that is not required to be provided with a vapour membrane underneath the slab in accordance with NSW 4.2.8 of the ABCB Housing Provisions.</p>	<p>Information Required</p> <p>Noted</p>
H1D5 [3.3.1- 3.3.3, 3.3.5- 3.3.6]	Masonry	The building works subject to this application do not include any alterations to the existing masonry structures or the construction of any new masonry structures.	Not Relevant

<p>H1D6 [3.4.0, 3.4.2- 3.4.4]</p>	<p>Framing</p>	<p><u>Steel framing</u> The building works subject to this application does not include a steel frame.</p> <p><u>Timber framing</u> The building works to the rear of the dwelling to create kitchen, dining, living, bathroom, laundry and deck include the construction of a timber frame for the stumps, floor, walls and roof frame.</p> <p>It is recommended a certificate of structural adequacy prepared by a professional engineer be obtained to confirm the residential timber-framed construction complies with AS 1684.2-2021 and/ or AS 1684.4-2010 (Amendment 1) and is structurally adequate.</p> <p><u>Structural steel members</u> The building works subject to this application does not include structural steel members.</p>	<p>Not Relevant</p> <p>Information Required</p> <p>Not Relevant</p>
<p>H1D7 [3.5, 3.5.1- 3.5.5]</p>	<p>Roof and wall cladding</p>	<p><u>Sheet roof cladding</u> The alterations and additions to the rear of the dwelling include the construction of a new roof with sheet roof cladding.</p> 	<p>Information Required</p>

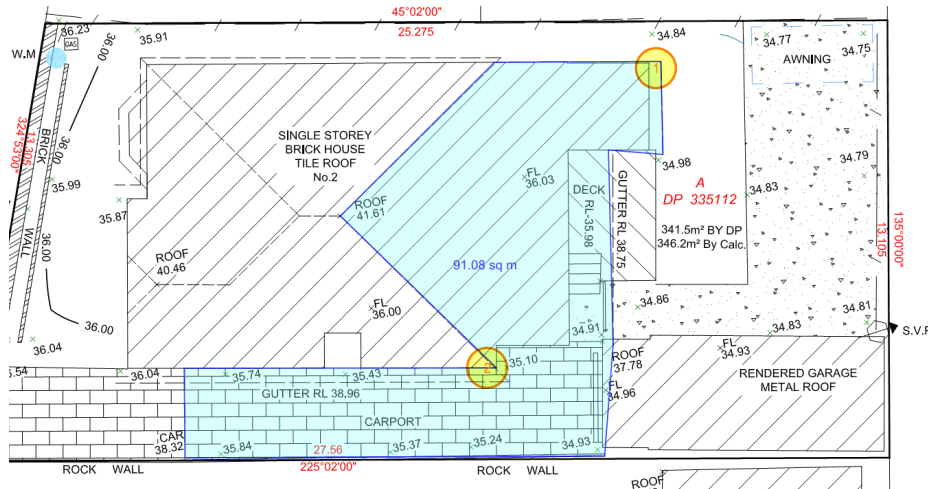
		<p>The roof has a pitch of approximately 8 degrees, which complies with the minimum pitch in accordance with Table 3.1 of AS 1562.1-2018.</p> <p>It is recommended a certificate of installation prepared by the builder who installed the roofing be provided to confirm the sheet roof cladding has been installed to comply with AS 1562.1-2018 and H1D7 of the BCA.</p> <p><u>Tiled roof cladding</u> The existing dwelling contains tiled roof cladding. The existing tiled roof cladding does not form part of this application.</p> <p><u>Timber and composite wall cladding</u> Compliance with Part 7.5 of the ABCB Housing Provisions satisfies Performance Requirement H1P1 for timber and composite wall cladding. Refer to the comments in ABCBHP 7.5.1 – 7.5.8 of this report.</p> <p><u>Metal wall cladding</u> The building works subject to this application does not include any metal wall cladding.</p>	<p>Not Relevant</p> <p>Noted</p> <p>Not Relevant</p>
ABCBHP 7.5.1 [3.5.4.1]	Timber and composite wall cladding – Application	-	Noted
ABCBHP 7.5.2 [3.5.4.2]	Timber wall cladding	The building works subject to this application does not include a timber wall cladding.	Not Relevant
ABCBHP 7.5.3 [3.5.4.3]	Wall cladding boards	The building works subject to this application does not include wall cladding boards.	Not Relevant

<p>ABCBHP 7.5.4 [3.5.4.4]</p>	<p>Sheet wall cladding</p>	<p>The alterations and additions to the rear of the dwelling and part of the garage (located above the glass sliding door) is constructed with fibre-cement sheeting that appears to be comply with 7.5.4(1) of the ABCB Housing Provisions based on a visual inspection.</p>	<p>Complies</p>
<p>ABCBHP 7.5.5 [3.5.4.5]</p>	<p>Eaves and soffit linings</p>	<p>The rear and side eaves of the works to the rear of the dwelling have been lined with fibre-cement sheets. A visual inspection of the eave linings indicates the rear eaves comply with 7.5.5 of the ABCB Housing Provisions, however, the side eave lining contains unfinished gaps.</p>  <p>It is recommended the side eave lining be finished with weather sealing/ moulding in accordance with 7.5.5 of ABCB Housing Provisions.</p>	<p>Work Required</p>

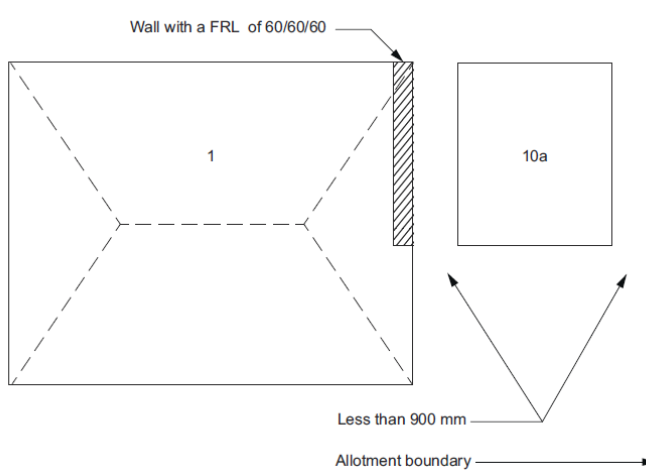
ABCBHP 7.5.6 [3.5.4.6]	Flashings and wall openings	<p>The building works to the rear of the dwelling and garage include the construction of new doors and windows in the external walls of the building.</p> <p>It is recommended a certificate of compliance be issued by the licensed tradesperson who undertook the works to confirm the flashing complies with 7.5.6 of the ABCB Housing Provisions.</p>	Information Required
ABCBHP 7.5.7 [3.5.4.7]	Clearance between cladding and ground	<p>The bottom of the new external wall cladding to the rear of the dwelling was more than 150 mm above the finished ground level.</p>	Complies
ABCBHP 7.5.8 [3.5.4.8]	Parapet cappings	<p>The building works subject to this application does not include a parapet.</p>	Not Relevant
H1D8 [3.6]	Glazing	<p>The rear external wall of the living/ dining room contains a fixed glazed window and glazed sliding door. The rear wall of the laundry contains a window. The garage contains two glazed sliding doors.</p> <p>It is recommended that a certificate of compliance from an appropriately qualified glazer to be provided to confirm the external windows (including glass sliding doors) have been designed, constructed and installed to comply with AS 2047-2014 and H1D8(1) of the BCA.</p>	Information Required
H1D9 [3.10.2]	Earthquake areas	<p>The building is not located in an area subject to seismic activity.</p>	Not Relevant


<p>H1D10 [3.10.3]</p>	<p>Flood hazard areas</p>	<p>No information has been provided to indicate the building is located in a flood hazard area. Refer to an extract from the flooding map below.</p> 	<p>Not Relevant</p>
<p>H1D11 [3.10.6.1]</p>	<p>Attachment of framed decks and balconies to external walls of buildings using a waling plate</p>	<p>The building works subject to this application does not include any decks or balconies attached to the external walls by a waling plate.</p>	<p>Not Relevant</p>

PART H2: DAMP AND WEATHERPROOFING			
CLAUSE	PROVISION	COMMENTS	STATUS
H2D1 [NEW]	Deemed-to-Satisfy Provisions	Performance Requirements H2P1 to H2P3 are satisfied by complying with H2D2 to H2D8. Note: There is no Deemed-to-Satisfy Provision for H2P4 that relates to drainage from swimming pools.	Noted
H2D2 [3.1.3.0, 3.1.3.1]	Drainage	<u>Subsoil drainage</u> The building works subject to this application does not include any subsoil drainage around the surface of the buildings. <u>Surface water drainage – Class 1a</u> The area beneath the dwelling is located above the adjacent external surface area and is graded to prevent ponding under the building.	Not Relevant Complies
H2D3 [3.2.0]	Footings and slabs	Performance Requirement H2P3 is satisfied for footings and slabs if they are installed in accordance with H1D4(1)(a) or (b). Refer to the comments in H1D4 of this report.	Noted
H2D4 [3.3.4]	Masonry	The building works subject to this application does not include any masonry structures.	Not Relevant
H2D5 [3.4.1]	Subfloor ventilation	Compliance with Part 6.2 of the ABCB Housing Provisions satisfies H4P2 for subfloor ventilation.	Noted
ABCBHP 6.2.1	Subfloor ventilation	The dwelling is provided with compliant subfloor ventilation under the deck and rear alterations.	Complies
H2D6 [3.5.1- 3.5.5]	Roof and wall cladding	<u>Gutters and downpipes</u> Performance Requirements H2P1 is satisfied for gutter and downpipes if they are constructed in accordance with AS/NZS 3500.3-2021 or Part 7.4.3 of the ABCB Housing Provisions.	Complies

		<p>The alterations and additions to the rear of the dwelling and the carport have a total catchment area of approximately 91 m² and are served by two downpipes, that are connected to a legal point of discharge in accordance with Part 7.4.3 of the ABCB Housing Provisions and AS/NZS 3500.3-2021. The marked-up plan below shows the catchment area highlighted in blue and the location of the downpipes are represented by the yellow circles.</p>  <p>Roof and wall cladding Performance Requirement H2P2 is satisfied for roof and wall cladding if it is in accordance with H1D7(2), (3), (4) or (5) as appropriate. Refer to the comments in H1D7 of this report.</p>	
H2D7 [3.6]	Glazing	Performance Requirement H2P2 is satisfied for weatherproofing for glazing if it is in accordance with H1D8(1). Refer to the comments in H1D8 of this report.	Noted
H2D8 [3.8.1.3]	External weatherproofing	The building works subject to this application does not include a flat roof, roof terrace, balcony, terrace or other similar horizontal surface located above an internal space of a building.	Not Relevant

PART H3: FIRE SAFETY			
CLAUSE	PROVISION	COMMENTS	STATUS
H3D1 [NEW]	Deemed-to-Satisfy Provisions	Performance Requirements H3P1 and H3P2 are satisfied by complying with H3D2 to H3D6.	Noted
H3D2 [3.7.1]	Fire hazard properties and non-combustible building elements	<p><u>General concession non-combustible materials</u> H3D2(1) permits certain materials, though combustible or containing combustible fibres, to be used wherever non-combustible materials are required.</p> <p><u>Sarking-type materials</u> It is recommended an installation certificate from the builder be provided that confirms which type of sarking-type material has been used in the alterations and additions to the rear of the dwelling. It is also recommended copy of the test report be obtained from the manufacturer to demonstrate the material has a Flammability Index of not greater than 5 as determined by AS 1530.2-1993.</p>	<p>Noted</p> <p>Information Required</p>
H3D3 [3.7.2]	Fire separation of external walls	Compliance with Part 9.2 of the ABCB Housing Provisions satisfies Performance Requirement H3P1 for fire separation of external walls.	Noted
ABCBHP 9.2.1 [3.7.2.2]	External walls of Class 1 buildings	The external walls of the two storey dwelling are located more than 900 mm from the side, and at least 1,800 mm from the other non-appurtenant buildings located on the same allotment.	Not Relevant
ABCBHP 9.2.2 [3.7.2.3]	Measurement of distances	-	Noted
ABCBHP 9.2.3 [3.7.2.4]	Construction of external walls	Refer to the comments in ABCBHP 9.2.5 of this report.	Noted


<p>ABCBHP 9.2.4 [3.7.2.5]</p>	<p>Class 10a buildings</p>	<p>Refer to the comments in ABCBHP 9.2.5 and ABCBHP 9.2.6 of this report.</p>	<p>Not Relevant</p>
<p>ABCBHP 9.2.5 [Figure 9.7.2.4]</p>	<p>Protection of Class 1 buildings – Class 10a between Class 1 and the allotment boundary</p>	<p>The additions to the rear of the dwelling (living and dining room) include construction of a new external wall that is located within 900 mm of a Class 10a building (carport). The carport is also located within 900 mm of the side boundary.</p> <p>The external wall of the new part of the dwelling must achieve a Fire-Resistance Level (FRL) of at least 60/60/60 in accordance with Figure 9.2.5e. Refer to an extract below.</p>  <p>The lower part of the external wall is constructed of masonry blocks that would achieve an FRL of at least 60/60/60. However, the upper part of the wall is constructed of fibre-cement sheeting that would not achieve an FRL of 60/60/60. Refer to the photograph below.</p>	<p>Works Required</p>

		 <p>It is recommended the upper part (non-masonry) of the wall be reconstructed using masonry that has a minimum thickness of 90 mm or a lightweight fire-resisting system such as Fyrecheck that can achieve an FRL of at least 60/60/60 to comply with 9.2.3 and 9.2.5 of the ABCB Housing Provisions.</p>	
<p>ABCBHP 9.2.6 [Figure 3.7.2.5]</p>	<p>Protection of Class 1 buildings—Class 10a between Class 1 and other buildings on allotment</p>	<p>The site contains a single Class 1 building.</p>	<p>Not Relevant</p>
<p>ABCBHP 9.2.7 [Figure 3.7.2.6]</p>	<p>Protection of Class 1 buildings – separation of Class 10a buildings on an allotment</p>	<p>The site contains a single Class 1 building.</p>	<p>Not Relevant</p>

ABCBHP 9.2.8 [3.7.2.6]	Open carports	The building works subject to this application does not include the existing carport.	Not Relevant
ABCBHP 9.2.9 [3.7.2.7]	Allowable encroachments	The building works subject to this application does not include any allowable encroachments.	Not Relevant
ABCBHP 9.2.10 [3.7.2.8]	Roof lights	The building works subject to this application does not include any roof lights.	Not Relevant
H3D4 [3.7.3]	Fire protection of separating walls	Compliance with Part 9.3 of the ABCB Housing Provisions satisfies Performance Requirement H3P1 for fire protection of separating walls and floors.	Noted
ABCBHP 9.3.1 [3.7.3.2]	Separating walls	The building is single dwelling and the works subject to this application do not include a separating wall.	Not Relevant
ABCBHP 9.3.2 [3.7.3.3]	Services in separating walls	The building is single dwelling and the works subject to this application do not include a separating wall.	Not Relevant
ABCBHP 9.3.3 [3.7.3.4]	Roof lights	The building is single dwelling and the works subject to this application do not include a separating wall.	Not Relevant
ABCBHP 9.3.4 [3.7.3.5]	Horizontal projections	The building is single dwelling and the works subject to this application do not include a separating wall.	Not Relevant
NSW H3D5 [NSW 3.7.4]	Fire separation of garage-top-dwellings	Compliance with NSW Part 9.4 of the ABCB Housing Provisions satisfies Performance Requirement H3P1 for fire separation of garage top dwellings.	Noted

ABCBHP NSW 9.4.1 [NSW 1.1.1]	Fire separation	The building works subject to this application do not include a garage top dwelling.	Not Relevant
ABCBHP NSW 9.4.2 [NSW 1.1.2]	Construction of floors	The building works subject to this application do not include a garage top dwelling.	Not Relevant
ABCBHP NSW 9.4.3 [NSW 1.1.3]	Construction of walls	The building works subject to this application do not include a garage top dwelling.	Not Relevant
H3D6 [3.7.5]	Smoke alarms and evacuation lighting	Compliance with Part 9.5 of the ABCB Housing Provisions satisfies Performance Requirement H3P2 for smoke alarms and evacuation lighting.	Noted
ABCBHP NSW 9.5.1 [NSW 3.7.5.2, NSW 1.1.4]	Smoke and heat alarm requirements	<p><u>Dwelling</u> It recommended a certificate from a licensed electrician be provided confirming the smoke alarm in the dwelling is hard wired and complies with AS 3786-2014 and NSW 9.5.1 of the ABCB Housing Provisions.</p> <p><u>Garage</u> The detached garage is to be used as a storage area and bathroom, which is not required to be provided with a smoke alarm.</p>	<p>Information Required</p> <p>Not Relevant</p>
ABCBHP 9.5.2 [3.7.5.3]	Location – Class 1a buildings	Refer to the comments in ABCBHP NSW 9.5.1 of this report.	Noted


ABCBHP 9.5.3 [3.7.5.4]	Location – Class 1b buildings	The building subject to this application is not a Class 1b building.	Not Relevant
ABCBHP 9.5.4 [3.7.5.5]	Installation of smoke alarms	Refer to the comments in ABCBHP NSW 9.5.1 of this report.	Noted
ABCBHP 9.5.5 [3.7.5.6]	Lighting to assist evacuation – Class 1b buildings	The building subject to this application is not a Class 1b building.	Not Relevant
PART H4: HEALTH AND AMENITY			
CLAUSE	PROVISION	COMMENTS	STATUS
H4D1 [NEW]	Deemed-to-Satisfy Provisions	Performance Requirements H4P1 to H4P7 are satisfied by complying with H4D2 to H4D9.	Noted
H4D2 [3.8.1.1, 3.8.1.2]	Wet areas	<p>The building works include the construction of three wet areas being the bathroom in the dwelling, laundry at the rear of the dwelling and bathroom in the garage.</p> <p><u>Laundry</u> It is recommended a certificate of installation be provided from the water proofer that confirms the wet area complies with AS 3740-2021.</p> <p><u>Bathroom – dwelling</u> It is recommended a certificate of installation be provided from the water proofer that confirms the wet area complies with AS 3740-2021 and the falls to the floor wastes comply with 10.2.12 of the ABCB Housing Provisions.</p>	<p>Information Required</p> <p>Information Required</p>


		<p><u>Bathroom – garage</u> The bathroom in the garage does not have water stop installed at the doorway to the room. Refer to the photograph below.</p>  <p>It is recommended the affected tiles (in the bathroom) be removed, a water stop with waterproofing be installed and a certificate of installation be provided from the water proofer that confirms the wet area complies with AS 3740-2021 and the falls to the floor wastes comply with 10.2.12 of the ABCB Housing Provisions.</p>	<p>Works Required/ Information Required</p>
H4D3 [NEW]	Materials and installation of wet area components and systems	Refer to the comments in H4D2 of this report.	Noted
H4D4 [3.8.2]	Room heights	Compliance with Part 10.3 of the ABCB Housing Provisions satisfies Performance Requirement H4P2 for room heights.	Noted

ABCBHP 10.3.1 [3.8.2.2]	Height of rooms and other spaces	<table> <tr> <th>ROOM</th> <th>REQUIRED</th> <th>PROVIDED</th> <th>STATUS</th> </tr> <tr> <td>Garage storage –</td> <td>2.1 m</td> <td>2.53 m to 2.108 m</td> <td>Complies</td> </tr> <tr> <td>Garage bathroom -</td> <td>2.1 m</td> <td>2 m to 2.09 m</td> <td>Does not comply</td> </tr> <tr> <td>Laundry</td> <td>2.1 m</td> <td>2.36 m</td> <td>Complies</td> </tr> <tr> <td>Bathroom</td> <td>2.1 m</td> <td>2.73 m</td> <td>Complies</td> </tr> <tr> <td>Dining/ Living</td> <td>2.4 m</td> <td>2.6 m</td> <td>Complies</td> </tr> <tr> <td>Kitchen</td> <td>2.1 m</td> <td>2.6 m</td> <td>Complies</td> </tr> </table>	ROOM	REQUIRED	PROVIDED	STATUS	Garage storage –	2.1 m	2.53 m to 2.108 m	Complies	Garage bathroom -	2.1 m	2 m to 2.09 m	Does not comply	Laundry	2.1 m	2.36 m	Complies	Bathroom	2.1 m	2.73 m	Complies	Dining/ Living	2.4 m	2.6 m	Complies	Kitchen	2.1 m	2.6 m	Complies	Noted
		ROOM	REQUIRED	PROVIDED	STATUS																										
		Garage storage –	2.1 m	2.53 m to 2.108 m	Complies																										
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		Bathroom	2.1 m	2.73 m	Complies																										
		Dining/ Living	2.4 m	2.6 m	Complies																										
		Kitchen	2.1 m	2.6 m	Complies																										
It is recommended no upgrade works are carried out to the ceiling height in the bathroom of the garage. The deviation is minor in nature and does not unduly interfere with the rooms intended use of as bathroom.																															
H4D5 [3.8.3]	Facilities	Compliance with Part 10.4 of the ABCB Housing Provisions satisfies Performance Requirement H4P3 for facilities	Noted																												
ABCBHP 10.4.1 [3.8.3.2]	Required facilities	The existing building is provided with all required facilities for a Class 1a building, including a kitchen sink, facilities for the preparation and cooking of food, shower, clothes washing facilities (comprising of at least one washtub and space in the same room for washing machine, closet pan and washbasin.	Complies																												
ABCBHP 10.4.2 [3.8.3.3]	Construction of sanitary compartments	The closet pan located in bathroom is located 1.265 m from the doorway and not required to be provided with lift-off hinges. The bathroom in the garage is provided with a sliding door.	Complies																												
H4D6 [3.8.4]	Light	Compliance with Part 10.5 of the ABCB Housing Provisions satisfies Performance Requirement H4P6 for lighting.	Noted																												


ABCBHP 10.5.1 [3.8.4.2]	Natural light	<table><tr><th>Room</th><th>Floor Area</th><th>Glazing Area</th></tr><tr><td>Dining/ Living</td><td>33.6 m²</td><td>10.5 m² (31.2%)</td></tr><tr><td>Kitchen</td><td>8.3 m²</td><td>1.01 m² (12.1%)</td></tr><tr><td>Laundry</td><td>5.6 m²</td><td>0.64 m² (11.4%)</td></tr><tr><td>Storeroom</td><td>21.1 m²</td><td>8.9 m² (42.1%)</td></tr></table>	Room	Floor Area	Glazing Area	Dining/ Living	33.6 m ²	10.5 m ² (31.2%)	Kitchen	8.3 m ²	1.01 m ² (12.1%)	Laundry	5.6 m ²	0.64 m ² (11.4%)	Storeroom	21.1 m ²	8.9 m ² (42.1%)	Complies
Room	Floor Area	Glazing Area																
Dining/ Living	33.6 m ²	10.5 m ² (31.2%)																
Kitchen	8.3 m ²	1.01 m ² (12.1%)																
Laundry	5.6 m ²	0.64 m ² (11.4%)																
Storeroom	21.1 m ²	8.9 m ² (42.1%)																
ABCBHP 10.5.2 [3.8.4.3]	Artificial light	Artificial lighting is provided in both bathrooms.	Complies															
H4D7 [3.8.5]	Ventilation	<u>Mechanical ventilation</u> (1) Except for an exhaust fan from a sanitary compartment, laundry, kitchen or bathroom, Performance Requirement H4P5 is satisfied for a mechanical ventilation system if it is installed in accordance with AS 1668.2. <u>Other ventilation</u> (2) Compliance with Part 10.6 of the ABCB Housing Provisions satisfies Performance Requirement H4P5 for ventilation.	 Noted Noted															
ABCBHP 10.6.1 [NEW]	Ventilation - application	Part 10.6 applies subject to the limitations set out at H4D7. Part 10.6 need not be complied with if H4D7(1) is complied with.	Noted															
ABCBHP 10.6.2 [3.8.5.2]	Ventilation requirements	<table><tr><th>Room</th><th>Floor Area</th><th>Opening Area</th></tr><tr><td>Dining/ Living</td><td>33.6 m²</td><td>2.75 m² (8.1%)</td></tr><tr><td>Kitchen</td><td>8.3 m²</td><td>0.50 m² (6%)</td></tr><tr><td>Laundry</td><td>5.6 m²</td><td>1.82 m² (32.5%)</td></tr><tr><td>Storeroom</td><td>21.1 m²</td><td>4.45 m² (21%)</td></tr></table>	Room	Floor Area	Opening Area	Dining/ Living	33.6 m ²	2.75 m ² (8.1%)	Kitchen	8.3 m ²	0.50 m ² (6%)	Laundry	5.6 m ²	1.82 m ² (32.5%)	Storeroom	21.1 m ²	4.45 m ² (21%)	Complies
Room	Floor Area	Opening Area																
Dining/ Living	33.6 m ²	2.75 m ² (8.1%)																
Kitchen	8.3 m ²	0.50 m ² (6%)																
Laundry	5.6 m ²	1.82 m ² (32.5%)																
Storeroom	21.1 m ²	4.45 m ² (21%)																


ABCBHP 10.6.3 [3.8.5.3]	Location of sanitary compartments	The sanitary compartment located in dwelling is located off the dining room/ living room and the sanitary compartment in the garage is located off the storeroom.	Complies
H4D8 [3.8.6]	Sound insulation	Compliance with Part 10.7 of the ABCB Housing Provisions satisfies Performance Requirement H4P6 for sound insulation.	Noted
ABCBHP 10.7.1 [3.8.6.2]	Sound insulation requirements	The building is single dwelling and the works subject to this application do not include a separating wall.	Not Relevant
ABCBHP 10.7.2 [3.8.6.3]	Determination of airborne sound insulation ratings	The building is single dwelling and the works subject to this application do not include a separating wall.	Not Relevant
ABCBHP 10.7.3 [3.8.6.4]	Construction of sound insulated walls	The building is single dwelling and the works subject to this application do not include a separating wall.	Not Relevant
ABCBHP 10.7.4 [3.8.6.5]	Services	The building is single dwelling and the works subject to this application do not include a separating wall.	Not Relevant
ABCBHP 10.7.5 [Table 3.8.6.1a]	Acceptable forms of construction for masonry walls	The building is single dwelling and the works subject to this application do not include a separating wall.	Not Relevant
ABCBHP 10.7.6 [Table 3.8.6.1b]	Acceptable forms of construction for concrete walls	The building is single dwelling and the works subject to this application do not include a separating wall.	Not Relevant
ABCBHP 10.7.7 [Table 3.8.6.1c]	Acceptable forms of construction for autoclaved aerated concrete walls	The building is single dwelling and the works subject to this application do not include a separating wall.	Not Relevant


ABC BHP 10.7.8 [Table 3.8.6.1d]	Acceptable forms of construction for timber and steel framed walls	The building is single dwelling and the works subject to this application does not include a separating wall.	Not Relevant
H4D9 [3.8.7]	Condensation management	Compliance with Part 10.8 of the ABCB Housing Provisions satisfies Performance Requirement H4P7 for condensation management.	Noted
ABC BHP 10.8.1 [3.8.7.2]	External wall construction	<p>The building works include construction of a new external walls to the rear part of the dwelling.</p> <p>It is recommended the builder provide a certificate confirm a pliable building membrane was not installed in the external wall or if one was that it was installed to complies with AS 4200.1-2017 (Amendment 1) and AS 4200.2-2017 (Amendment 2) and 10.8.1 of the ABCB Housing Provisions.</p>	Information Required
ABC BHP 10.8.2 [3.8.7.3]	Exhaust systems	<p>The garage bathroom and dwelling bathroom are provided with an exhaust system with a minimum flow rate of 25L/s. Refer to the photographs below.</p> <p><u>Garage – bathroom</u></p> 	Works Required/ Information Required


		<p><u>Dwelling – bathroom</u></p>  <p>The exhaust systems are interlocked with the room light switch but do not include a run-on timer so that the exhaust system continues to operate for 10 minutes after the lights are turned off.</p> <p>The exhaust fans in both of the bathrooms do not discharge directly to outdoor air via a shaft or duct.</p> <p>It is recommended the exhaust fans in both bathrooms be discharged directly to open air via a shaft or duct to the external wall and a licensed electrician install a run-on so that the exhaust system continues to operate for 10 minutes after the lights are turned off to comply with 10.8.2 of the ABCB Housing Provisions. It is also recommended the licensed electrician who completed the works provide a certificate of completion confirming compliance with 10.8.2 of the ABCB Housing Provisions.</p>	
<p>ABCBHP 10.8.3 [3.8.7.4]</p>	<p>Ventilation of roof spaces</p>	<p>The building is located in climate zone 5.</p>	<p>Not Relevant</p>


PART H5: SAFE MOVEMENT AND ACCESS

CLAUSE	PROVISION	COMMENTS	STATUS
H5D1 [NEW]	Deemed-to-Satisfy Provisions	Performance Requirements H5P1 and H5P2 are satisfied by complying with H5D2 and H5D3.	Noted
H5D2 [3.9.1]	Stairway and ramp construction	Compliance with Part 11.2 of the ABCB Housing Provisions satisfies Performance Requirement H5P1 for stairway and ramp construction.	Noted
ABCBHP 11.2.1 [3.9.1.0]	Explanation of terms	-	Noted
ABCBHP 11.2.2 [3.9.1.2]	Stairway construction	<p>A rear external stairway has been constructed at the side of the deck. The bottom riser has a height of approximately 154 mm due to the pavers located at the bottom of the stairway.</p>  <p>It is recommended the pavers be graded at the bottom of the stairway to provide a riser height of approximately 190 mm in accordance with 11.2.2 of the ABCB Housing Provisions.</p>	Works Required

ABCBHP 11.2.3 [3.9.1.3]	Ramps	The building work subject to this application does not include a ramp.	Not Relevant
ABCBHP 11.2.4 [3.9.1.3]	Slip resistance	<p>The rear external stairway is not provided with any slip-resistant nosing strips.</p>  <p>It is recommended nosing slips with a slip-resistance classification not less than P4, when tested in accordance with AS 4586-2013, be installed to the rear stairway to comply with 11.2.4 of the ABCB Housing Provisions.</p>	Works Required

<p>ABCBHP 11.2.5 [3.9.1.5]</p>	<p>Landings</p>	<p>The rear external stairway has more than 3 risers and is not provided with a 750 mm landing at the top due to the location of the glass gate.</p>	<p>Works Required</p>
		 <p>It is recommended the glass gate be removed to provide a 750 mm landing or the glass gate be relocated to be at least 750 mm from the edge of the top step.</p>	
<p>ABCBHP 11.2.6 [3.9.1.6]</p>	<p>Thresholds</p>	<p>The threshold located at all external doorways is less than 230 mm.</p>	<p>Complies</p>
<p>H5D3 [3.9.2]</p>	<p>Barriers and handrails</p>	<p>Compliance with Part 11.3 of the ABCB Housing Provisions satisfies Performance Requirement H5P2 for barriers and H5P1(b)(i) for handrails.</p>	<p>Noted</p>

<p>ABCBHP 11.3.1 [3.9.2.1]</p>	<p>Application</p>	<p>Compliance with this Part is achieved by complying with— (a) 11.3.3, 11.3.4 and 11.3.6 for barriers to prevent falls; and (b) 11.3.5 for handrails; and (c) 11.3.7 and 11.3.8 for protection of openable windows.</p>	<p>Noted</p>
<p>ABCBHP 11.3.2 [3.9.2.0]</p>	<p>Explanation of terms</p>	<p>-</p>	<p>Noted</p>
<p>ABCBHP 11.3.3 [3.9.2.2]</p>	<p>Barriers to prevent falls</p>	<p>The deck located at the rear of the dwelling and the floor of the living room (near the fixed window) has a trafficable surface (floor) that is located more than 1 m above the surface (ground) beneath and must be provided with a barrier to prevent falls.</p>  <p>Refer to the comments in ABCBHP 11.3.4 of this report.</p>	<p>Noted</p>

<p>ABCBHP 11.3.4 [3.9.2.3]</p>	<p>Construction of barriers to prevent falls</p>	<p>The deck located at the rear of the dwelling is provided with a glass spigot fixed balustrade and the rear window located in the external wall of the building also acts as a barrier to prevent falls. Refer to the photograph below.</p>  <p>The glass balustrade must comply with H1D8 of the BCA in accordance with 11.3.4(10) of the ABCB Housing Provisions. The glazing used in the balustrade and window must comply with AS 1288-2021.</p> <p>The glazing and spigot fixed balustrade must be designed in accordance with the ultimate design strength in Clause 3.2.2 and serviceability limit states in accordance with Clause 3.3.3 of AS 1288-2021, in the event that any one layer of the panels is broken, and the deflection requirements must also comply with 7.4.6 of AS 1288-2021.</p> <p>It is recommended a certificate of structural adequacy prepared by a professional engineer be obtained to confirm the spigot fixed balustrade and fixed glass window in the rear external wall of the dwelling complies with structural requirements of AS 1288-2021 and H1D8 of the BCA.</p>	<p>Information Required</p>
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ABCBHP 11.3.5 [3.9.2.4]	Handrails	<p>The stairway located at the rear of the dwelling provides for a change in elevation of more than 1 m and is not provided with a handrail.</p> <p>It is recommended a handrail be construction along at least one side of the stairway to comply with 11.3.5 of the ABCBHP.</p>	Works Required
ABCBHP 11.3.6 [3.9.2.5]	Construction of wire barriers	The building works subject to this application does not include any wire barriers to prevent falls.	Not Relevant
ABCBHP 11.3.7 [3.9.2.6]	Protection of openable windows – bedrooms	The building works subject to this application does result in any bedrooms having a finished floor level that is more than 2 m above the external surface beneath.	Not Relevant
ABCBHP 11.3.8 [3.9.2.7]	Protection of openable windows – rooms other than bedrooms	The building works subject to this application does not result in any room having a finished floor level that is more than 4 m above the external surface below.	Not Relevant

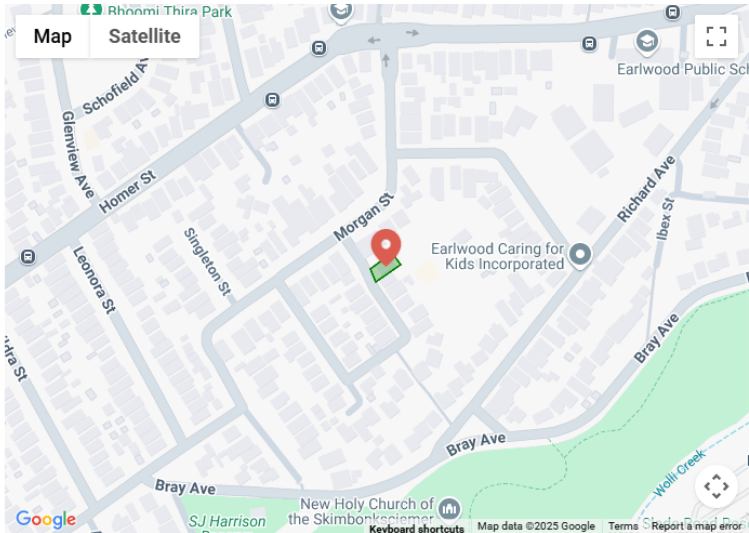
PART H6: ENERGY EFFICIENCY			
CLAUSE	PROVISION	COMMENTS	STATUS
NSW H6D1 [NEW]	Deemed-to-Satisfy Provisions	Performance Requirements NSW H6P1 to NSW H6P3 are satisfied by complying with NSW H6D2.	Noted
NSW H6D2 [NSW 3.12.1, NSW 3.12.3, NSW 3.12.5]	Application of Part H6	<p>Performance Requirement NSW H6P1 is satisfied by complying with Part 13.2 of the ABCB Housing Provisions.</p> <p>Performance Requirement NSW H6P2 is satisfied by complying with Part 13.4 of the ABCB Housing Provisions.</p> <p>Performance Requirement NSW H6P3 is satisfied by complying with Part 13.7 of the ABCB Housing Provisions.</p>	Noted
ABCBHP NSW 13.2.1 [3.12.1]	Application of Part 13.2	<p>The provisions of 13.2.2, NSW 13.2.3, NSW 13.2.5 and NSW 13.2.6 apply to a Class 1 or 10 building where a development consent specifies that the insulation is to be provided as part of the development.</p> <p>NSW 13.2.3 and NSW 13.2.5 apply to all Class 1 buildings and Class 10a buildings with a conditioned space.</p>	Noted
ABCBHP 13.2.2 [3.12.1.1]	Building fabric thermal insulation	Refer to comments in ABCBHP NSW 13.2.1 of this report.	Noted
ABCBHP NSW 13.2.3 [NSW 3.12.1.1]	Roofs and ceilings	The building works subject to this application does not include metal sheet roofing fixed directly to metal purlins or metal battens.	Not Relevant

ABCBHP NSW 13.2.4	Roof lights	This clause has deliberately been left blank. 13.2.4 does not apply in NSW.	Not Relevant
ABCBHP NSW 13.2.5 [NSW 3.12.1.1]	External walls	The building works subject to this application does not include a metal-framed wall.	Not Relevant
ABCBHP NSW 13.2.6 [NSW 3.12.1.1]	Floors and subfloor walls	The building works subject to this application does not include any in-slab or in-screed heating or cooling system.	Not Relevant
ABCBHP NSW 13.2.7	Attached Class 10a buildings	This clause has deliberately been left blank. 13.2.7 does not apply in NSW.	Not Relevant
ABCBHP NSW 13.4.1 [NSW 3.12.3]	Application of Part 13.4	-	Noted
ABCBHP 13.4.2 [3.12.3.1]	Chimneys and flues	The building works subject to this application does not include a chimney or flue.	Not Relevant
ABCBHP 13.4.3 [3.12.3.2]	Roof lights	The building works subject to this application does not include a roof light.	Not Relevant

ABCBHP 13.4.4 [3.12.3.3]	External windows and doors	<u>External windows/ glass sliding doors</u> As detailed in H1D8 of this report, a certificate of compliance from an appropriately qualified glazer is required to be provided to confirm the external windows have been designed, constructed and installed to comply with AS 2047-2014 and H1D8(1) of the BCA.	Information Required
ABCBHP 13.4.5 [3.12.3.4]	Exhaust fans	The building works subject to this application does not include an exhaust fan serving a conditioned space or habitable room.	Not Relevant
ABCBHP 13.4.6 [3.12.3.5]	Construction of ceilings, walls and floors	The internal junctions of the external walls of all parts of the building works that are subject to this application were sealed or enclosed with close-fitting architraves, skirting and cornice.	Complies
ABCBHP 13.4.7 [3.12.3.6]	Evaporative coolers	The building works subject to this application does not include an evaporative cooler.	Not Relevant
ABCBHP NSW 13.7.1 [NSW 3.12.5]	Application of Part 13.7	This Part applies to a Class 1 building and a Class 10a building.	Noted
ABCBHP 13.7.2 [3.12.5.1]	Insulation of services	The building works subject to this application does not include any central heating water piping, or heating/ cooling ductwork.	Not Relevant
ABCBHP 13.7.3 [3.12.5.2]	Central heating water piping	The building works subject to this application does not include a central water heating system.	Not Relevant
ABCBHP 13.7.4 [3.12.5.3]	Heating and cooling ductwork	The building works subject to this application does not include heating/ cooling ductwork.	Not Relevant

ABCBHP NSW 13.7.5	Electric resistance space heating	This clause has deliberately been left blank. 13.7.5 does not apply in NSW.	Not Relevant
ABCBHP NSW 13.7.6	Artificial lighting	This clause has deliberately been left blank. 13.7.6 does not apply in NSW.	Not Relevant
ABCBHP NSW 13.7.7	Water heater in a heated water supply system	This clause has deliberately been left blank. 13.7.7 does not apply in NSW.	Not Relevant
ABCBHP NSW 13.7.8	Swimming pool heating and pumping	This clause has deliberately been left blank. 13.7.8 does not apply in NSW.	Not Relevant
ABCBHP NSW 13.7.9	Spa pool heating and pumping	This clause has deliberately been left blank. 13.7.9 does not apply in NSW.	Not Relevant

PART H7: ANCILLARY PROVISIONS AND ADDITIONAL CONSTRUCTION REQUIREMENTS			
CLAUSE	PROVISION	COMMENTS	STATUS
H7D1 [NEW]	Deemed-to-Satisfy Provisions	<p>Performance Requirements H5P1 and H5P2 are satisfied by complying with H5D2 and H5D3.</p> <p>Note: There is no Deemed-to-Satisfy Provision for H7P6 that relates to private bushfire shelters. The building work subject to this application does not include a private bushfire shelter.</p>	Noted
NSW H7D2 [NSW 3.10.1.0]	Swimming pools	The building works subject to this application does not include a swimming pool and there is no swimming pool located on the site.	Not Relevant
H7D3 [3.10.4]	Construction in alpine areas	<p>Compliance with Part 12.2 of the ABCB Housing Provisions satisfies Performance Requirement H7P4 for buildings that are located in alpine areas.</p> <p>The Deemed-to-Satisfy Provisions of this Part apply in addition to other Deemed-to-Satisfy Provisions of NCC Volume Two and the ABCB Housing Provisions.</p> <p>Where any Deemed-to-Satisfy Provisions are in conflict, the provisions of H7D3 take precedence.</p>	Noted
ABCBHP 12.2 [NEW]	Construction in alpine areas - application	The building is not located in an alpine area.	Not Relevant
NSW H7D4 [NSW 3.10.5.0]	Construction in bushfire prone areas	The building is not located in a bushfire prone area. Refer to the extract from the NSW Rural Fire Service map below.	Not Relevant

		<p>Your Property</p>  <p>Your search result</p> <p>You have conducted a search of the online bush fire prone land tool for the land in the map above. This search result is valid for the date the search was conducted. If you have any questions about the Bush Fire Prone Land Tool please contact bushfireprone.mapping@rfs.nsw.gov.au</p> <p>The parcel of land selected is not identified as bush fire prone however you could still be affected by a bush fire.</p>	
H7D5 [3.10.7]	Heating appliances, fireplaces, chimneys and flues	<p>Performance Requirement H7P3 is satisfied for a heating appliance if it is installed in accordance with:</p> <ul style="list-style-type: none"> a. for a domestic solid fuel burning appliance, AS/NZS 2918; or b. for a heating appliance, Part 12.4 of the ABCB Housing Provisions. <p>The building works subject to this application does not include a domestic solid fuel burning appliance.</p>	<p>Noted</p> <p>Not Relevant</p>
ABCBHP 12.4.1 [NEW]	Heating appliances, fireplaces, chimneys and flues - application	<p>The building works subject to this application does not include the construction of any new boilers, pressure vessels, heating appliances, fireplaces, chimneys or flues</p>	<p>Not Relevant</p>

PART H8: LIVABLE HOUSING DESIGN			
CLAUSE	PROVISION	COMMENTS	STATUS
NSW Part H8 [NEW]	Livable housing design	This Part has deliberately been left blank. Part H8 does not apply in NSW, as livable housing design requirements do not apply to Class 1a buildings in NSW.	Not Relevant

APPENDIX A – SURVEY PLAN

