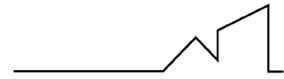


10/06/2025

PERCEPTION PLANNING

BUILDING CODE OF AUSTRALIA REVIEW NCC2022

ADDRESS	693 Alison Road, Alison NSW 2420
STRUCTURE(S)	Proposed Dwelling House
TITLE	Lot 26, DP6253
PP REFERENCE	J004755
REVISION	A - Final
PREPARED	CA
REVIEWED	MB
CLIENT	Adam and Alicia Harris



DOCUMENT VERSIONS AND CONTROLS

BCA REPORT – 693 ALISON ROAD, ALISON

REVISION	DATE	PP REF	AUTHOR	REVIEWED
A (FINAL)	10/06/2025	J004755 - BCA Review – 693 Alison Road, Alison NSW 2420 – REV A DRAFT	CA	MB
B	TBC	J004755 - BCA Review – 693 Alison Road, Alison NSW 2420 – REV B	TBC	TBC

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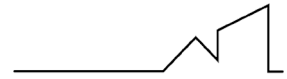
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The intention of this reports use is for assisting in compliance with BCA requirements through the initial stages of the development and not intended to be in lieu of a Construction Certificate or other relevant assessment by the person issuing any certificate or approval.

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01 EXECUTIVE SUMMARY

The following items should be noted, however do not constitute a full and comprehensive BCA assessment of the building.

The subject of this BCA review is based largely on the subject of the proposed use of the development and their relation to any existing facilities. An existing, unmodified structure is assumed to have been in compliance before any additions were made

Any previous uses of the site or building as noted within this report have been used to determine what has been approved and works that may have been subject to the current use of the premises. These are noted where known however, there exists limitations on what can be extracted by the information sourced from previous files, if available.

The key matters for BCA consideration and potential works, upgrades or similar are referenced below.

This summary notes clauses which:

Do not comply [**DNC**].

Require works to be completed to achieve compliance [**WR**].

Require further information to determine compliance [**FIR**].

Are subject to the findings/assessment of a report prepared by a consultant under separate cover [**STCR**].

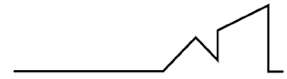
Further information required to determine compliance [**FIR**]

H3D2 Fire hazard properties and non-combustible building elements

- ▮ The presence of any sarking-type materials in the roof area should be confirmed. Where present, these materials must be confirmed to have a Flammability-index of no greater than 5. This can be confirmed via review of the manufacturer's specifications.

H3D6 Smoke alarms and evacuation lighting

- ▮ The smoke alarms as proposed in Sheet A02.01 are in compliant locations for a Class 1a building. Installation and selection of smoke alarms must be as per AS 3786, and the alarms must be 240v connected (where mains power is available), and interconnected.



H4D3 Materials and installation of wet area components and systems

- ▮ Building areas adjacent the new sink must be water resistant or waterproof in accordance with the ABCB HPS part 10.2.5. This would typically require the use of a fibre cement or water-resistant plasterboard substrate.

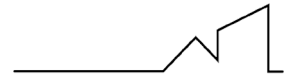
H4D9 Condensation management

- ▮ Building membranes must comply with AS 4200.1 and 2 and be located on the exterior side of the primary insulation layer of wall assemblies that form the external envelope of a building (e.g. on the outside of the innermost insulation layer).
- ▮ Additionally, building membranes are confirmed to have a vapour permeance of not less than 0.143 $\mu\text{g}/\text{N.s}$ (micrograms per newton-second); (Newcastle; Climate Zone 5). Information on the vapour permeance of a building membrane can be sourced from the supplier/manufacturer.

Notes

Proposed Construction

- ▮ As the building is not yet constructed, many elements of construction are not able to be confirmed. Elements of construction are only noted as non-compliant where sufficient detail to determine compliance is provided in architectural plans, or where construction is not a factor in compliance (i.e., the element would be non-compliant due to the materials used or design proposed).
- ▮ Compliance with many parts of the NCC relies upon construction in accordance with relevant requirements of the ABCB Housing Provisions and Australian Standards. This report assesses the compliance of the design of the building as presented by the documents provided. It should be noted that a compliant design can be made non-compliant through construction which is not as per the Housing Provisions and Australian Standards.



02 | INTRODUCTION

This report is a review of the associated plans for a proposed dwelling to determine how the proposal generally complies with the (NCC/BCA) Building Code of Australia 2022. The building and its proposed uses are considered, being assessed against the Deemed-to-Satisfy (DTS) Provisions of the BCA as applicable.

The sections of the BCA addressed are generally limited to the items required to be addressed by this class of building and is based off a review of the architectural plans for the structures, identified as:


Architectural Plans - Job No. AMS-24-079; Revision G; Sheets A00.01 – A06.01, as prepared by AMS Design and Drafting, and dated 16th April 2025)



The assessment predominantly relates to the BCA/NCC 2022, and NSW Environmental Planning and Assessment legislation current at the time the report is prepared. The assessment relates specifically to the proposed development (the subject of this report and extracted from the above-mentioned plans) and therefore should not be construed to apply to any other building.

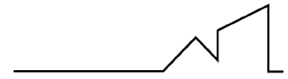
The assessment is based upon a review of the architectural plans only. The assessment generally relates to the specific works noted on associated plans or applications noted and should not be considered as an assessment of any other existing structures unless noted otherwise.

COOPER ASHTON
BUILDING AND DEVELOPMENT PLANNER

**PERCEPTION
PLANNING**

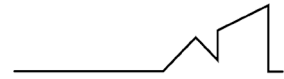
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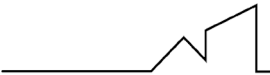
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04 TERMS & ABBREVIATIONS

Ambulatory Disability	an impairment that prevents, or impedes walking
Accessible	means having features to enable use by people with a disability.
Accessway	means a continuous accessible path of travel (as defined by AS1428.1) to, into or within a building
AS	Australian Standard
BCA	Building Code of Australia
Building Works	means any physical activity involved in the erection of a building. (S 6.1 EP&A Act 1979)
Critical Flux Index	is an index tabling the lowest thermal load per unit area capable of initiating a combustion reaction on a given material (either flame or smoulder ignition).
DTS	Deemed to satisfy (prescriptive provisions of the BCA)
EP&A	Environmental Planning and Assessment Act and Regulations
Fire Source Feature	the far side of a boundary of a road; the rear or side boundary of an allotment or the external wall of another building on the same allotment.
FRL	Fire Resistance Level
Lightweight Construction	construction that incorporates, sheet or board material, concrete containing pumice, perlite, vermiculite or the like and masonry less than 70mm thick
Mezzanine	An intermediate floor within a room
NCC	National Construction Code
Photoluminescent	the light produced by the absorption of infrared radiation, visible light, or ultraviolet radiation ("glow in the dark")
Smoke-Developed Index	means the index number for smoke as determined by AS/NZS 1530.3.
Spread-of-Flame Index	means the index number for spread of flame as determined by AS/NZS 1530.3.
Waterproof	Does not allow moisture to penetrate through it (when tested in accordance with AS4858).
Water Resistant	Restricts moisture movement and will not degrade under conditions of moisture.



05

SITE DETAILS AND ANALYSIS

The site is located at 693 Alison Road, Alison, NSW 2420; and is legally identified as Lot: 26 DP: 6253 (**‘the site’**) (**FIGURE 1**). The site has a total area of approximately 8.3 ha and is accessible directly from Alison Road.

The site is zoned RU1: Primary Production. The subject site contains an existing dwelling to the Northwest of the site, vegetation along the western allotment boundary, and a small dam to the south of the site.

06

DESCRIPTION OF BUILDING

693 ALISON ROAD, ALISON	
PROPOSED USE OF BUILDING	Dwelling
NCC/BCA USE CLASSIFICATION	Class 1a (A6G10)
RISE IN STOREYS	1
TYPE OF CONSTRUCTION	N/A
BUILDING HEIGHT	5.618 m
FLOOR AREA(S)	<div><div>◆ Living area – 126.2 m²</div><div>◆ Alfresco area - 64.4 m²</div><div>◆ Total dwelling area (including alfresco area) – 190.7 m²</div></div>
KNOWN PREVIOUS USES	Dwelling

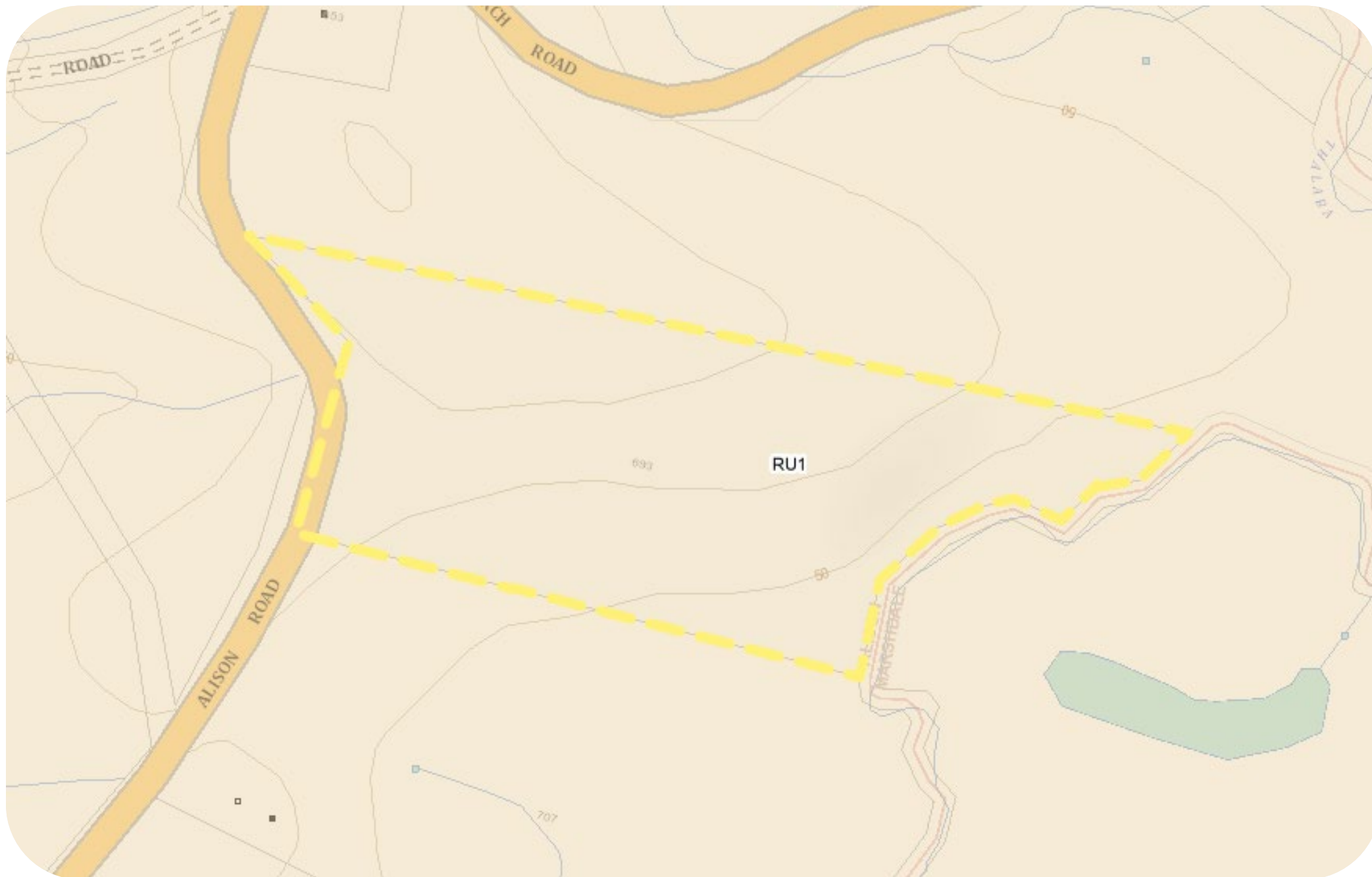
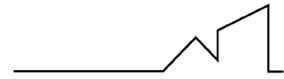


Figure 1 – Locality Map (NSW Planning Portal, 2025)



07 NCC/BCA ASSESSMENT

The following table provides an assessment of the building against the relevant parts of the (NCC/BCA) Building Code of Australia 2022.

The assessment tables use the following key to categorise the assessment of clauses:

Do not comply **[DNC]**.

Require works to be completed to achieve compliance **[WR]**.

Require further information to determine compliance **[FIR]**.

Are subject to the findings/assessment of a report prepared by a consultant under separate cover **[STCR]**.

Provides information, which does not necessarily require any action at the current stage of development **[NOTE]**.

Additionally, the title of each part has a direct link to the relevant section of the online copy of the NCC2022 Volume 2. Where a specific part of the ABCB Housing Provisions Standards is referenced, a link to the relevant part is provided. These links can be used to access the relevant clause or part of the NCC or HPS.

PART H1

STRUCTURE

This Part focuses on safeguarding people from injury caused by structural failure, loss of amenity caused by structural behaviour (deflections, creep, vibration, settlement and the like), protection of other property from physical damage caused by structural failure and safeguarding people from injury that may be caused by failure of, or impact with, glazing.

H1D2 STRUCTURAL PROVISIONS

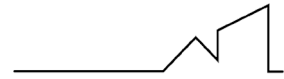
NOTE

Structural provisions have not been assessed, as the building is yet to be constructed. It is anticipated that engineering documentation for the development will be provided under separate cover.

H1D3 SITE PREPARATION

NOTE

A cut of 1.7 m is noted at the northwest corner of the site. It should be noted that un-retained fill must not be greater than 2 m in accordance with [3.2.1 of the ABCB HPS](#).



Primary building elements within the building appear to be timber framing and concrete flooring. It is recommended that H2 or similar preservative treated timber compliant with AS 3660.1 Appendix D.

No earth-retaining structures are noted as proposed.

H1D4 FOOTINGS AND SLABS

NOTE

Structural provisions have not been assessed, as the building is yet to be constructed. It is anticipated that engineering documentation for the development will be provided under separate cover.

H1D5 MASONRY

N/A

No masonry construction proposed.

H1D6 FRAMING

NOTE

Structural provisions have not been assessed, as the building is yet to be constructed. It is anticipated that engineering documentation for the development will be provided under separate cover.

H1D7 ROOF AND WALL CLADDING

NOTE

Structural provisions have not been assessed, as the building is yet to be constructed. It is anticipated that engineering documentation for the development will be provided under separate cover.

Exact roof/wall claddings are yet to be confirmed as per the assessed plans.

H1D8 GLAZING

NOTE

Glazing is yet to be selected. Glazing installations selected should be confirmed to comply with AS 2047.

H1D9 EARTHQUAKE AREAS

NOTE

Requirements for buildings constructed in areas subject to seismic activity is satisfied if the building is constructed in accordance with [Section 2 of the ABCB Housing Provisions](#).

H1D10 FLOOD HAZARD AREAS

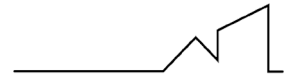
N/A

The subject site is noted as a flood hazard area. The works subject to this report are above the flood planning level.

H1D11 ATTACHMENT OF FRAMED DECKS AND BALCONIES TO EXTERNAL WALLS OF BUILDINGS USING A WALING PLATE

N/A

No framed decks/balconies attached using a waling plate.


H1D12 | PILED FOOTINGS
N/A

No piled footings.

SUMMARY | PART H1 STRUCTURE

Clauses which are identified below are discussed in further detail in the executive summary.

Notable Clauses

Nil.

PART H2 | DAMP AND WEATHERPROOFING

This Part focuses on reducing the risk of illness or injury as a result of the effects of moisture on a building, including surface water, weather and wastewater discharge. It also includes requirements to prevent wastewater discharge from damaging other property adjoining the site.

H2D2 | DRAINAGE
NOTE

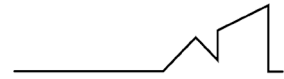
Drainage/stormwater are required to be in accordance with the requirements of the consent authority, the Dungog Shire Council.

The concept stormwater drainage plan within the architectural plans (Sheet A01.04) indicates that stormwater is to be conveyed to the water tanks. Final disposal of stormwater must be in accordance with consent authority requirements.

H2D3 | FOOTINGS AND SLABS
NOTE

Performance requirement H2D3 for footings and slabs are satisfied through compliance with H1D4. Refer to H1D4.

Certification of the slab of the building is anticipated to be provided under separate cover.



H2D4	MASONRY	N/A
No masonry proposed.		
H2D5	SUBFLOOR VENTILATION	N/A
No subfloor proposed – slab on ground.		
H2D6	ROOF AND WALL CLADDING	NOTE
Gutters/downpipes are required to be in accordance with AS 3500.3 and the requirements of the consent authority, the Dungog Shire Council.		
H2D7	GLAZING	NOTE
H2D7 and performance requirement H2P2 are satisfied via compliance with H1D8 (1) / AS 2047.		
H2D8	EXTERNAL WATERPROOFING	N/A
No flat roofs, terraces, balconies, etc. above internal spaces.		

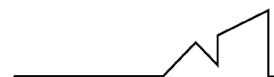
SUMMARY

PART H2 DAMP AND WEATHERPROOFING

Clauses which are identified below are discussed in further detail in the executive summary.

Notable Clauses

Nil.

**PART H3****FIRE SAFETY**

This Part is intended to minimise the risk of illness, injury or loss of life occurring due to fire. It includes requirements to avoid the spread of fire between buildings (including garage-top dwellings), smoke alarms and evacuation lighting in Class 1b buildings.

H3D2**FIRE HAZARD PROPERTIES AND NON-COMBUSTIBLE BUILDING ELEMENTS****NOTE**

Sarking-type materials present in the roof should be confirmed as having a flammability index not greater than 5. This can be confirmed via the specifications for the sarking from the manufacturer.

Note the materials listed in (1) where non-combustible materials are required.

H3D3**FIRE SEPARATION OF EXTERNAL WALLS****C**

No external walls are exposed to fire-source features.

H3D4**FIRE PROTECTION OF SEPARATING WALLS AND FLOORS****N/A**

No walls are deemed separating walls, as there are no walls between Class 1 buildings, nor separating a Class 1 building from an un-associated Class 10a building.

H3D5**FIRE SEPARATION OF GARAGE-TOP-DWELLINGS****N/A**

No Class 1a dwellings located above or below an un-associated Class 10a private garage.

H3D6**SMOKE ALARMS AND EVACUATION LIGHTING****C**

The smoke alarms as proposed in Sheet A02.01 are in compliant locations for a Class 1a building.

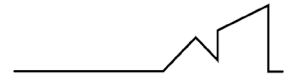
Installation and selection of smoke alarms must be as per AS 3786, and the alarms must be 240v connected (where mains power is available), and interconnected.

SUMMARY**PART H3 FIRE SAFETY**

Clauses which are identified below are discussed in further detail in the executive summary.

Notable Clauses

H3D6 Smoke alarms and evacuation lighting

**PART H4****HEALTH AND AMENITY**

This Part is intended to address several factors which impact on health and amenity. These factors include, waterproofing of wet areas, room heights, kitchen, laundry and toilet facilities, lighting, ventilation, sound insulation and condensation.

H4D2**WET AREAS****NOTE**

Wet areas must comply with AS 3740 or [part 10.2 of the ABCB HPS](#) once works have been completed.

A waterproofing certificate can be provided by the waterproofer to confirm this.

H4D3**MATERIALS AND INSTALLATION OF WET AREA COMPONENTS AND SYSTEMS****NOTE**

Areas adjacent proposed wet areas must be water resistant or waterproof in accordance with the [ABCB HPS part 10.2.5](#).

Typically, this would require a fibre-cement or water-resistant plasterboard substrate.

H4D4**ROOM HEIGHTS****C**

Room heights in the building appear to be compliant throughout based on assessed plans, with a minimum internal ceiling height of 2.74 m. The main living/dining area has a raked ceiling with a minimum height of 2.74 m.

The alfresco area has a minimum height of 2.2 m.

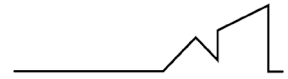
H4D5**FACILITIES****C**

Adequate facilities are provided to service a single dwelling.

Two bathrooms (one accessible), a laundry, and a kitchen are provided, each with individual basins.

H4D6**LIGHT****C**

Adequate natural light in excess of the requirement of 10% of the floor area of the room is provided to the building, with the exception of the laundry.



Room	Floor Area (m ²)	Light Area (m ²)	Light %
Laundry	6.0	0.0	0.0%
Bathroom	8.4	1.4	16.3%
Bedroom 2	12.0	5.4	45.2%
Kitchen/Living/Dining	57.3	9.6	16.8%
Acc Toilet	12.0	1.8	15.1%
Main Bedroom	24.4	5.5	22.5%

Note: Natural light is not required within the laundry, and it is anticipated that adequate artificial lighting will be provided to this area.

H4D7 VENTILATION

C

Most windows/doors in the building are 50% openable, providing ventilating area in excess of 5% of the floor area as required by the NCC.

Room	Floor Area (m ²)	Ventilation Area (m ²)	Ventilation %
Laundry	6.0	2.2	36.8%
Bathroom	8.4	0.7	8.1%
Bedroom 2	12.0	2.7	22.6%
Kitchen/Living/Dining	57.3	7.7	13.4%
Acc Toilet	12.0	0.9	7.6%
Main Bedroom	24.4	3.9	16.0%

H4D8 SOUND INSULATION

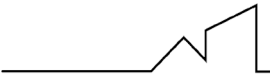
N/A

No Class 1a nor un-associated Class 10a buildings are adjacent to the proposed dwelling.

H4D9 CONDENSATION MANAGEMENT

NOTE

Any installed pliable building membrane should be confirmed to comply with AS 4200.1. Where a pliable building membrane is not installed, a drained cavity must be provided.



Building membranes must comply with AS 4200.1 and 2 and be located on the exterior side of the primary insulation layer of wall assemblies that form the external envelope of a building (e.g. on the outside of the innermost insulation layer).

Additionally, building membranes are confirmed to have a vapour permeance of not less than 0.143 µg/N.s (micrograms per newton-second); (Newcastle; Climate Zone 5). Information on the vapour permeance of a building membrane can be sourced from the supplier/manufacturer.

SUMMARY

PART H4 HEALTH AND AMENITY

Clauses which are identified below are discussed in further detail in the executive summary.

Notable Clauses

- H4D3 Materials and installation of wet area components and systems
- H4D9 Condensation management

PART H5

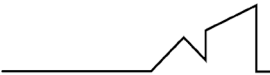
SAFE MOVEMENT AND ACCESS

This Part is intended to reduce the likelihood of people being injured when accessing or moving about a building. It does this by setting requirements for the construction of stairways and ramps, slip resistance, and the design and construction of barriers to prevent falls.

H5D2	STAIRWAY AND RAMP CONSTRUCTION	N/A
H5D3	BARRIERS AND HANDRAILS	N/A

No new stairways nor ramps.

No areas are noted in which barriers nor protection of windows are required.



SUMMARY

PART H5 SAFE MOVEMENT AND ACCESS

Clauses which are identified below are discussed in further detail in the executive summary.

Notable Clauses

Nil

PART H6

ENERGY EFFICIENCY

This Part is intended to improve the efficient use of energy in building design and construction, as well as the energy usage by key equipment installed in a building.

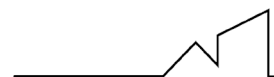
H6D2

APPLICATION OF PART H6

C

As the proposed dwelling is a new dwelling, a BASIX certificate is required to address part H6 and SEPP (Sustainable Buildings) 2022.

Accordingly, the submitted BASIX certificate, incorporating a NatHERS thermal performance assessment, is considered to satisfy the energy efficiency requirements of Part H6 of the NCC 2022 Volume 2.

**PART H7**

ANCILLARY PROVISIONS AND ADDITIONAL CONSTRUCTION REQUIREMENTS

This Part contains requirements which operate alongside the requirements of other Parts of NCC Volume Two, to address specific types of ancillary structures such as swimming pools, heating appliances and fireplaces, and private bushfire shelters. This Part also includes additional requirements for construction in alpine areas and designated bushfire prone areas.

H7D2**SWIMMING POOLS****N/A**

No swimming pools.

H7D3**CONSTRUCTION IN ALPINE AREAS****N/A**

The area is not noted as being in an alpine area.

H7D4**CONSTRUCTION IN BUSHFIRE PRONE AREAS****NOTE**

The site is noted as being within a bushfire prone area, with a BAL certificate noting BAL-12.5 for Northeast-Southern aspects, and BAL-LOW to the northwest.

Construction must be in accordance with AS 3959 and the Planning for Bushfire Protection 2019.

H7D5**HEATING APPLIANCES, FIREPLACES, CHIMNEYS AND FLUES****NOTE**

The free-standing fireplace in the living area must be installed in accordance with AS 2918.

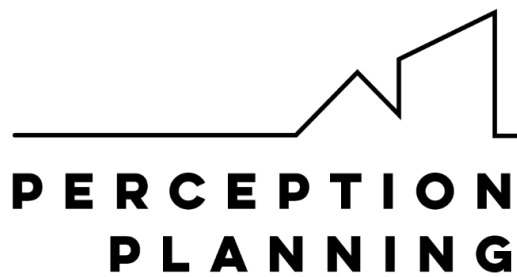
SUMMARY

PART H7 ANCILLARY PROVISIONS AND ADDITIONAL CONSTRUCTION REQUIREMENTS

Clauses which are identified below are discussed in further detail in the executive summary.

Notable Clauses

Nil



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Email: admin@perceptionplanning.com.au