



22/04/2026

J005111

REVISION B

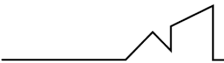
PERCEPTION PLANNING

BUILDING CODE OF AUSTRALIA REVIEW

NCC2022 AMDT. 2

**360 WALLAROBBA BROOKFIELD RD, BROOKFIELD
NSW 2420**

STATUS	For design review
REPORT	DA-Level
STRUCTURE(S)	Proposed Dwelling House
TITLE	Lot 18, DP1279754
PREPARED	CA
REVIEWED	MB
CLIENT	Stephen Bartrop



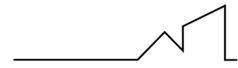
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DOCUMENT VERSIONS AND CONTROLS

REVISION	A	REPORT TITLE	260408 – REV A DRAFT – BCA Review – 360 Wallarobba Brookfield Road, Wallarobba						
		PP REF	J005111	DATE	08/04/2026	AUTH	CA	CHK	MB

REVISION	B	REPORT TITLE	260422 – REV B – BCA Review – 360 Wallarobba Brookfield Road, Wallarobba						
		PP REF	J005111	DATE	22/04/2026	AUTH	CA	CHK	MB

REVISION	C	REPORT TITLE	XX – REV C – BCA Review – 360 Wallarobba Brookfield Road, Wallarobba						
		PP REF	J005111	DATE	TBC	AUTH	TBC	CHK	TBC



ii

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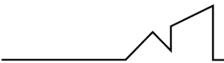
The intention of this reports use is for assisting in compliance with BCA requirements through the initial stages of the development and not intended to be in lieu of a Construction Certificate or other relevant assessment by the person issuing any certificate or approval.

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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 referenced below:

▲ **Proposed Dwelling House**

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

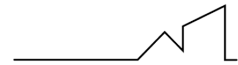
Any previous uses of the as noted within this report have been used to determined what has been approved and works that may have been subject to the current use of the premises. These are noted where known however, there exists limitations on what can be extracted by the information sourced from previous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

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

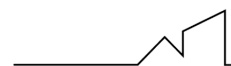
This summary notes clauses which:

- ◆ Comply, but may benefit from further clarification **[C]**
- ◆ 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]**.

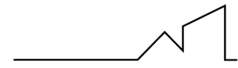
ITEM	1 Various building elements subject to construction			
	CLAUSE REFERENCE	VARIOUS	STATUS	Note for construction
DESCRIPTION	Various certifications are unable to be provided at the current stage of construction, as the building elements concerned are not yet constructed.			
	Compliance of these building elements will be subject to further detail and information at the Construction Certificate stage.			



ITEM	2 Vapour Barrier			
	CLAUSE REFERENCE	NSW H1D4	STATUS	Note for construction
DESCRIPTION	The proposed dwelling intends to incorporate parts of the existing stables building, which is assumed to not have a vapour barrier installed due to the age and nature of the building. As such, the stables, barn, and storage areas of the existing building should incorporate a method of preventing rising damp, such as via a topping slab with a vapour barrier.			
	The existing areas would not comply with the requirements of NSW H1D4 or AS 2870, if they are incorporated into the building as existing.			
ITEM	3 Smoke alarms			
	CLAUSE REFERENCE	H3D6	STATUS	Note for construction
DESCRIPTION	Smoke alarms must comply with AS 3786, be hardwired to a 240v source where available, and be interconnected where multiple smoke alarms are provided within a building.			
	Compliant locations for smoke alarm installations are provided as a guide within part H3D6 of the assessment tables. It is anticipated that only 1 alarm will be required. The installation/location requirements of the ABCB HPS Part 9.5 should be adhered to when noting locations of smoke alarms.			
ITEM	4 Energy efficiency			
	CLAUSE REFERENCE	H6D2	STATUS	Note
DESCRIPTION	The proposed dwelling is required to comply with Part H6 of the NCC, relating to energy efficiency.			
	A BASIX and NatHERS assessment satisfy the requirements of Part H6 and are required for compliance with legislation applying to the buildings, being SEPP (Sustainable Buildings) 2022. It is understood that a BASIX / NatHERS assessment will be prepared for the buildings and will accompany the Development Application for the structure.			

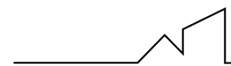


ITEM	5 Bushfire Protection			
	CLAUSE REFERENCE	H7D4	STATUS	Note for construction
DESCRIPTION	The site is noted as being within a bushfire prone area in current RFS mapping (a designated bushfire prone area).			
	A Bushfire Assessment Report has been prepared for the associated Development Application, which notes recommendations for compliance with AS 3959 and the Planning for Bushfire Protection 2019.			
	The recommendations of the bushfire report from the PBP 2019 and AS 3959 for BAL-12.5 must be implemented during the construction stage.			
ITEM	6 Fireplace Installation			
	CLAUSE REFERENCE	H7D5	STATUS	Note for construction
DESCRIPTION	The proposed fireplace must be installed in compliance with AS/NZS 2918, or Part 12.4 of the Housing Provisions.			
	The plans provided for assessment do not detail a hearth, nor the specific construction to be used for the fireplace. It is anticipated that further detail will be provided at CC stage.			



02 TABLE OF CONTENTS

i	VERSION HISTORY	2
ii	DISCLAIMER	3
01	EXECUTIVE SUMMARY	4
02	TABLE OF CONTENTS	7
03	INTRODUCTION	8
03-1	PURPOSE OF THE REPORT	8
03-2	RELEVANT DOCUMENTS	9
04	TERMS & ABBREVIATIONS	9
05	SITE DETAILS AND ANALYSIS	11
06	DESCRIPTION OF BUILDING(S)	11
F1	FIGURE 1 - LOCALITY PLAN	13
07	NCC/BCA ASSESSMENT	14
07-1	ASSESSMENT OVERVIEW	14
07-2	ASSESSMENT TABLES	14
	SECTION H1 STRUCTURE	15
	SECTION H2 DAMP AND WEATHERPROOFING	18
	SECTION H3 FIRE SAFETY	20
	SECTION H4 HEALTH AND AMENITY	23
	SECTION H5 SAFE MOVEMENT AND ACCESS	29
	SECTION H6 ENERGY EFFICIENCY	30
	SECTION H7 ANCILLARY PROVISIONS	31



03 INTRODUCTION

03-1 PURPOSE OF THE REPORT

This report is a review of the associated plans for **construction of a dwelling** to determine how the proposal generally complies with the (NCC/BCA) Building Code of Australia 2022 Amdt. 2. The building and its proposed uses are considered, being assessed against the Deemed-to-Satisfy (DTS) Provisions of the BCA as applicable.

The assessment predominantly relates to the BCA/NCC 2022 Amdt. 2, 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 intention of this report is to form an overview of compliance at the current stage of the development (**DA Stage; pre-construction**). As such, comments on compliance with the NCC are general and anticipatory, commensurate with the information available for assessment. Many areas of compliance are unable to be confirmed until construction occurs, as is noted within the relevant sections of the report.

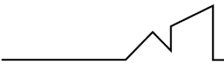
The assessment is based upon a review of the architectural plans only. The assessment generally relates to the specific works noted on associated plans or applications noted and should not be considered as an assessment of any other existing structures unless noted otherwise.

COOPER ASHTON
BUILDING AND DEVELOPMENT PLANNER

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PLANNING**

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03-2 RELEVANT DOCUMENTS

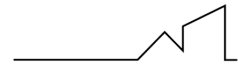
The assessment predominantly relates to the BCA/NCC 2022 Amdt. 1, and NSW Environmental Planning and Assessment legislation current at the time the report is prepared.

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 below documentation for the structures, as identified in **Table 1** below:

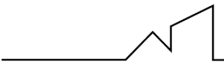
TABLE 1 - RELEVANT DOCUMENTS				
NAME / SHEETS	AUTHOR	REV	DATE	REFERENCE
ARCHITECTURAL PLANS SHEETS 1 - 8	SORENSEN DESIGN	N/A	15/02/26	FILE NO. 2503805
STATEMENT OF ENVIRONMENTAL EFFECTS PAGES 1 - 24	PERCEPTION PLANNING	1	27/02/26	J005111
BUSHFIRE ASSESSMENT REPORT PAGES 1 – 22	NEWCASTLE BUSHFIRE CONSULTING	1	17/03/26	[ADDRESS]

03 TERMS AND ABBREVIATIONS

TABLE 2 – TERMS AND 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 for achieving a Fire Resistance Level that incorporates sheet or board material, concrete containing pumice, perlite, vermiculite or the like and masonry less than 70 mm 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 360 Wallarobba Brookfield Road, Wallarobba, NSW 2420; and is legally identified as Lot 18 in DP1279754(‘the site’) (**FIGURE 1**). The subject lots of the site have a total area of approximately 178.67 ha and are accessible directly from Baldocks Road along the eastern boundary.

The site is zoned RU1: Primary Production. The subject site currently contains an existing single storey dwelling house with a driveway and ancillary shed, and the dairy building subject to the proposed conversion to a dwelling.

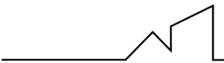
06 DESCRIPTION OF BUILDING(S)

The buildings subject to this review are:

1. Proposed dairy to be converted into a habitable space, referred to as ‘**proposed dwelling**’ in the architectural plans provided for this review [**1 building; Class 1a; proposed via change of use**].

TABLE 3 – DESCRIPTION OF BUILDING(S)

ADDRESS	360 Wallarobba Brookfield Road, Wallarobba	
PROPOSED USE OF BUILDING(S)	Dwelling House	
NCC/BCA USE CLASSIFICATION	Class 1a [A6G2]	
RISE IN STOREYS	1	
TYPE OF CONSTRUCTION	N/A – NCC Volume 2 building.	
EFFECTIVE HEIGHT	N/A – NCC Volume 2 building.	
FLOOR AREAS	Main Building – 95.51 m ²	
	Patio – 15.60 m ²	



	Total- 111.11 m²
KNOWN PREVIOUS USES	Dairy Shed (farm building)

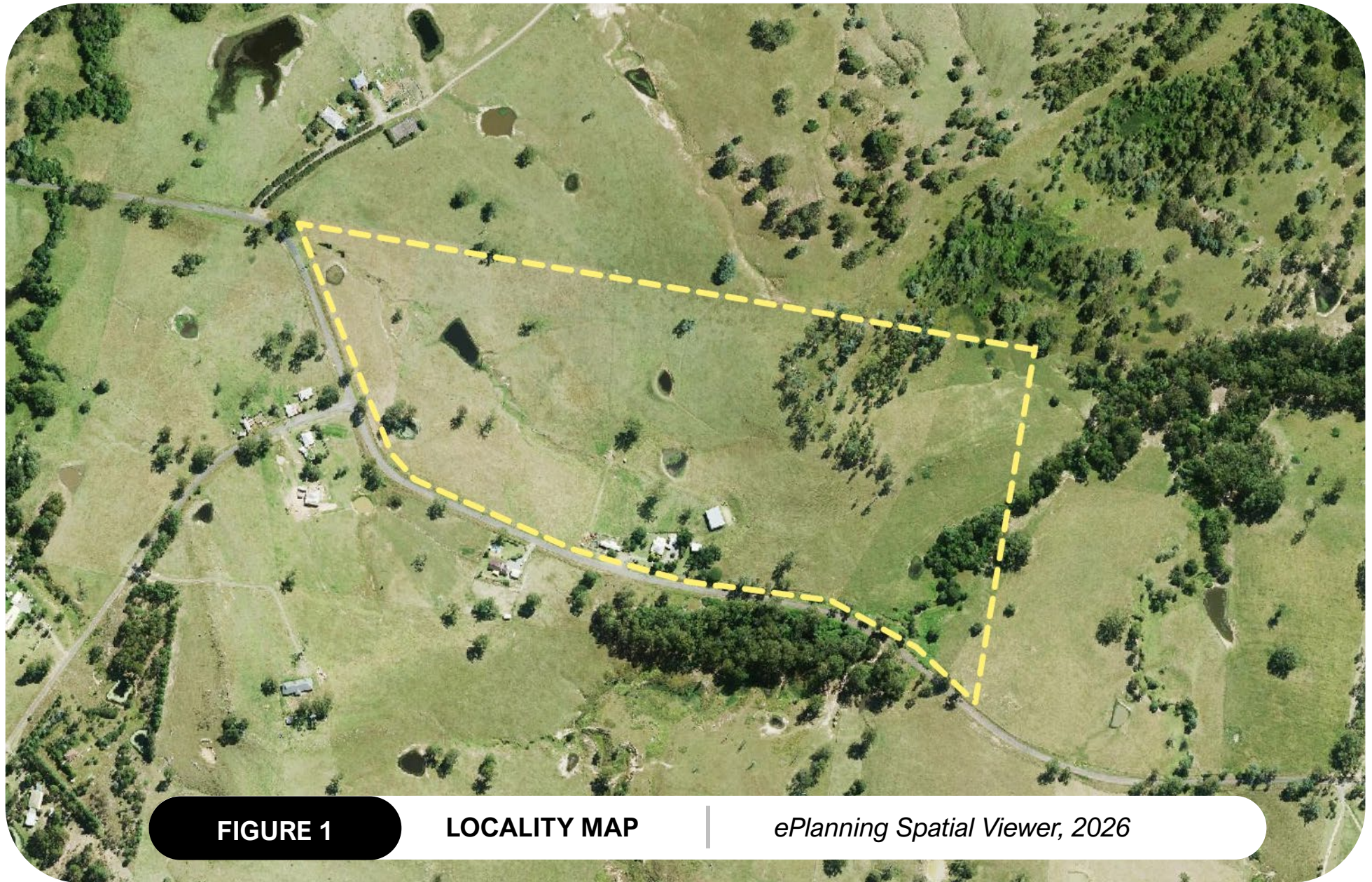
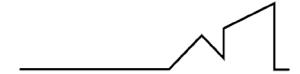
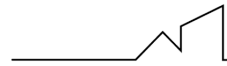
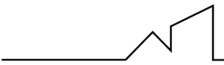


FIGURE 1

LOCALITY MAP

ePlanning Spatial Viewer, 2026



07 NCC/BCA ASSESSMENT

07-1 ASSESSMENT OVERVIEW

The following tables provide an assessment of the building against the relevant parts of the (NCC/BCA) Building Code of Australia 2022 Amdt 2.

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

- ◆ Complies [C].
- ◆ Do not comply [DNC].
- ◆ Require further information to determine compliance [FIR].
- ◆ Provides information, which does not necessarily require any action at the current stage of development [NOTE].

Additionally, the link adjacent the title of each part has a direct link to the relevant section of the online copy of the NCC2022 Amdt. 2 Volume 2 / Volume 1 as relevant.

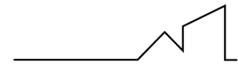
07-3 ASSESSMENT TABLES

The following tables provide an assessment of the building against the relevant parts of the (NCC/BCA) Building Code of Australia 2022 Amdt. 2.

SECTION H

CLASS 1 AND 10 BUILDINGS

PART H1	STRUCTURE
PART H2	DAMP AND WEATHERPROOFING
PART H3	FIRE SAFETY
PART H4	HEALTH AND AMENITY
PART H5	SAFE MOVEMENT AND ACCESS
PART H6	ENERGY EFFICIENCY
PART H7	ANCILLARY PROVISIONS AND ADDITIONAL CONSTRUCTION REQUIREMENTS



PART H1



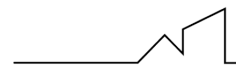
STRUCTURE

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.

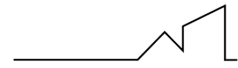
CLAUSE/ ASSESSMENT

NOTE

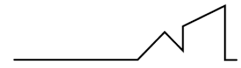
H1D2	Structural Provisions
Note	The improvements to the building which are subject to this review have not yet been constructed. It is understood that structural engineering documentation will accompany a Construction Certificate application for the buildings, which satisfies the requirements of this clause.
H1D3	Site preparation
Note	The buildings subject to this review have not yet been constructed. Earthworks It is understood that structural, and civil/stormwater engineering documentation (as applicable) will accompany a Construction Certificate application for the buildings, which satisfies the requirements of this clause. It is understood that minor earthworks will be undertaken as a part of the development, noting that all buildings are anticipated to use slab-on-ground construction. No bulk unretained earthworks are anticipated to be required/proposed for the development. Retaining walls No retaining walls are noted in the assessed plans. Earth retaining structures associated with the construction of a building or structure must comply with AS 4678. Termite Resistance



	Primary building elements for all buildings appear to be timber wall and roof framing with a concrete slab. Where timber construction is used, it must consist of either naturally termite resistant hardwood or preservative treated timber (H2, H3, etc.) in accordance with AS 3660.1-2014 Appendices C and D respectively.
H1D4	Footings and slabs
Note	The buildings subject to this review have not yet been constructed. It is understood that structural engineering documentation will accompany a Construction Certificate application for the buildings, which satisfies the requirements of this clause. Footings and slabs must comply with either AS 2870 or AS 3600, or Section 4 of the ABCB housing provisions subject to the requirements of NSW H1D4 (2). It is anticipated that the footings and slabs will be designed in accordance with AS 2870, and that appropriate structural engineering documentation will be provided at the Construction Certificate stage. Note that in NSW, Class 1 buildings using concrete slabs are considered to require a vapour barrier. Note: <i>The building as proposed intends to use parts of the existing stables building, which is assumed to not have a vapour barrier installed. As the stables, barn, and storage areas of the existing building should incorporate a method of preventing rising damp, such as via a topping slab.</i> <i>These areas would not comply with this clause where they are incorporated into the building as existing.</i>
H1D5	Masonry
Note	The buildings subject to this review have not yet been constructed. No masonry construction appears to be evident. Where masonry is used, it must comply with AS 3700, or AS 4773.1 and AS 4773.2, or Part 5.2 of the ABCB HPS provided that the building meets the requirements of H1D5 (c).
H1D6	Framing
Note	The building subject to this review has not yet been constructed. It is understood that structural engineering documentation will accompany a Construction Certificate application for the buildings, which satisfies the requirements of this clause.



	Timber-framed walls must comply with AS 1684.2. It is anticipated that appropriate engineering documentation will be provided at the Construction Certificate stage. It is anticipated that structural modification/improvement will be made to the existing framed farm building, and that these modifications are to be included in any future structural engineering documentation.
H1D7	Roof and wall cladding
Note	The buildings subject to this review have not yet been constructed. Colorbond sheet metal roofs with a 5° pitch are proposed for all buildings. Sheet metal roofs must comply with AS 1562.1. A 5° pitch is noted as being suitable for most colorbond roof sheet profiles without additional requirements. The manufacturer's installation requirements of the selected profile should be reviewed, once available. Wall cladding is noted as weatherboards, which appear to be James Hardie fibre-cement (composite). Wall cladding must comply with Part 7.5 of the ABCB Housing Provisions as applicable to the cladding material and profile.
H1D8	Glazing
Note	The buildings subject to this review have not yet been constructed. It is understood that structural engineering documentation will accompany a Construction Certificate application for the buildings, which satisfies the requirements of this clause. Glazing must comply with AS 2047. It is anticipated that appropriate documentation (such as a glazing certificate) will be provided at the Construction Certificate stage.
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. As such, where the building is designed and constructed in accordance with general structural requirements for a building under AS 1170, it is generally considered to be suitably resistant to seismic activity.
H1D10	Flood hazard areas
N/A	No requirement - the subject site is not noted as being within a flood hazard area.

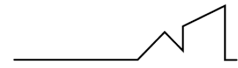


H1D11	Attachment of framed decks and balconies to external walls of buildings using a waling plate
Note	No requirement – no decks / balconies attached via a waling plate.
H1D12	Piled footings
N/A	No requirement – no piled footings.

PART H2

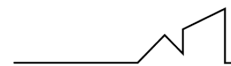


DAMP AND WEATHERPROOFING



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 waste water discharge. It also includes requirements to prevent waste water discharge from damaging other property adjoining the site.

CLAUSE/ ASSESSMENT	NOTE
H2D2	Drainage
Note	Stormwater drainage systems must comply with AS 3500.3. It is understood that stormwater engineering documentation will accompany a Construction Certificate application for the buildings, which satisfies the requirements of this clause. It is anticipated that roof water will be conveyed to rainwater tanks, which will dispose of stormwater into the large infiltration area on site.
H2D3	Footings and slabs
Note	Performance Requirement H2P3 is satisfied for footings and slabs if they are installed in accordance with H1D4(1)(a) or (b). As such, where the structural requirements of H1D4 are adhered to, the requirements of this clause are satisfied. Refer to H1D4 above.
H2D4	Masonry
N/A	No requirement – no masonry construction present. Performance Requirements H2P2 and H2P3 are satisfied for weatherproofing of masonry if it is carried out in accordance with the appropriate provisions of one of the following: a. AS 3700. b. AS 4773.1 and AS 4773.2. c. Part 5.7 of the ABCB Housing Provisions provided masonry walls are constructed in accordance with H1D5 and the requirements of Part 5.7.
H2D5	Subfloor ventilation
N/A	No requirement – no subfloor (slab on ground).

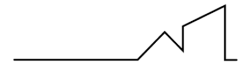


	Note: The site in Wallabadah, NSW, is within NCC Climate Zone 5 – Warm temperate. This aligns with Zone C of Figure 6.2.1a.
H2D6	Roof and wall cladding
Note	Gutters and downpipes Stormwater drainage systems must comply with AS 3500.3. It is understood that stormwater engineering documentation will accompany a Construction Certificate application for the buildings, which satisfies the requirements of this clause. 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. Where roof and wall cladding is in accordance with H1D7, the requirements of this clause are satisfied. Refer to H1D7.
H2D7	Glazing
Note	Performance Requirement H2P2 is satisfied for weatherproofing for glazing if it is in accordance with H1D8(1). Refer to H1D8.
H2D8	External waterproofing
N/A	No requirement – no roofing systems on flat roofs, roof terraces, balconies and terraces and other similar horizontal surfaces located above internal spaces of a building.

PART H3

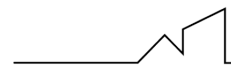


FIRE SAFETY



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.

CLAUSE/ ASSESSMENT	NOTE
H3D2	Fire hazard properties and non-combustible building elements
Note	Refer to H3D2 (1) for materials which may be used wherever a non-combustible material is required. Sarking-type materials used in a Class 1 building must have a maximum flammability index of 5. The specifications and testing documentation for sarking should be reviewed to confirm compliance once selected at the construction stage.
H3D3	Fire separation of external walls
N/A	Compliance with Part 9.2 of the ABCB Housing Provisions satisfies Performance Requirement H3P1 for fire separation of external walls. ABCB HPS Part 9.2 – Fire separation of external walls No requirement – no walls are exposed to a fire-source feature.
H3D4	Fire protection of separating walls and floors
N/A	Compliance with Part 9.3 of the ABCB Housing Provisions satisfies Performance Requirement H3P1 for fire separation of external walls. ABCB HPS Part 9.3 – Fire protection of separating walls and floors No requirement – no separating walls nor floors.
H3D5	Fire separation of garage-top-dwellings
N/A	Compliance with Part 9.4 of the ABCB Housing Provisions satisfies Performance Requirement H3P1 for fire separation of external walls. ABCB HPS Part 9.4 – Fire protection of garage top dwellings No requirement – no garage top dwellings.
H3D6	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.

ABCB HPS Part 9.5 – Smoke alarms and evacuation lighting

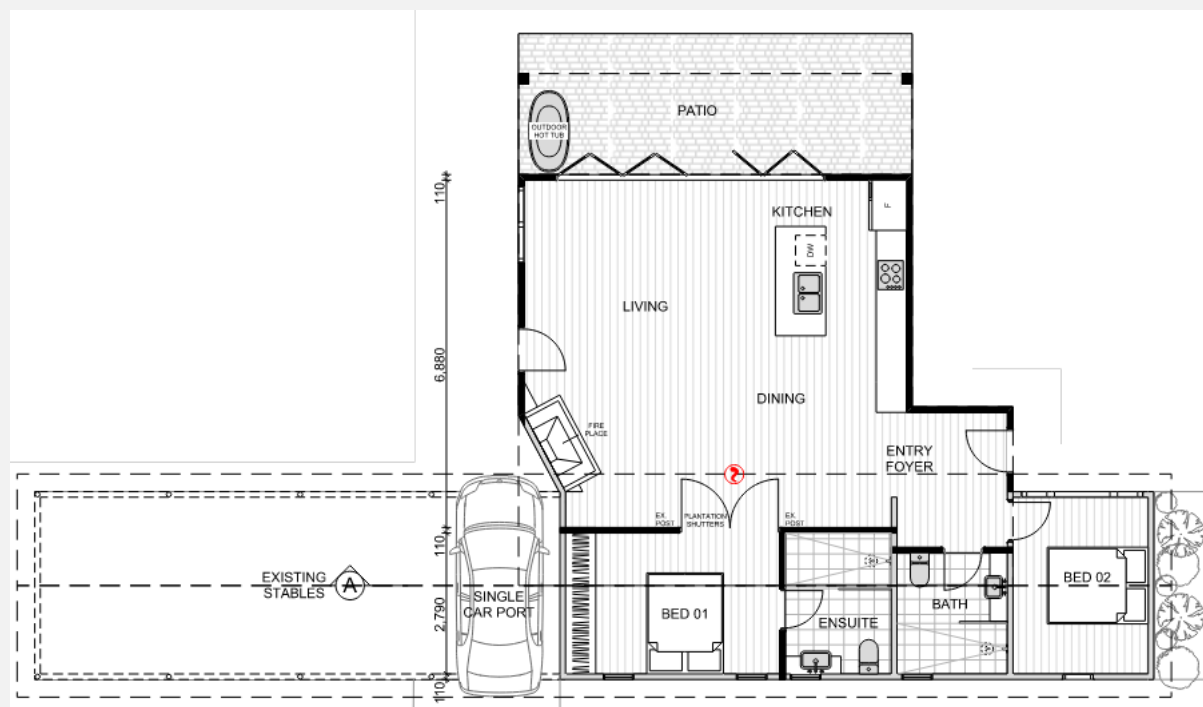
Smoke alarms must comply with AS 3786 and be installed in Class 1 buildings. Alarms must also be mains powered (240v) and be interconnected where multiple are provided within a dwelling.

Smoke alarms in Class 1a buildings must be located in any storey containing bedrooms, positioned in an area between the bedrooms and the remainder of the building. Additionally, in buildings with multiple storeys, smoke alarms must be installed on each other storey. A markup showing an example of a suitable location for the required smoke alarm is provided below:

 **SMOKE DETECTOR**
240V, AS 3786 COMPLIANT - - - INTERCONNECTION

Indicative Smoke Alarm Locations – Legend

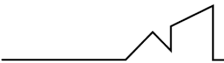
Note



Markup - Indicative Smoke Alarm Location

Where smoke alarms are installed on a ceiling, it must be a minimum of 300 mm away from the corner junction where the wall meets the ceiling, and between 500 mm and 1500 mm away from the high point / apex of a sloped/raked ceiling.

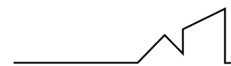
Note 1: The positioning requirements of Part 9.5 of the ABCB HPS are in place to avoid dead air spaces within the building, where smoke alarms will not function optimally.



PART H4



HEALTH AND AMENITY



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.

CLAUSE/ ASSESSMENT

NOTE

H4D2

Wet areas

Note

Compliance with AS 3740 or Part 10.2 of the ABCB Housing Provisions satisfies Performance Requirement H4P1 for wet areas provided the wet areas are protected in accordance with the appropriate requirements of 10.2.1 to 10.2.6 and 10.2.12 of the ABCB Housing Provisions.

The NCC defines wet areas as below:

an area within a building supplied with water from a water supply system, which includes bathrooms, showers, laundries and sanitary compartments and excludes kitchens, bar areas, kitchenettes or domestic food and beverage preparation areas.

It is anticipated that the wet areas within all buildings will be built to compliance with AS 3740. Certification for this can be provided by the plumber/waterproofer.

Note: The subsections 10.2.1, 10.2.6, and 10.2.12 referred to above are in relation to the requirement for a waterproofing system, how the NCC defines waterproofing systems, and the minimum/maximum fall of the floor to a floor waste. These parts and any other relevant parts are summarised below; however, a detailed review should be conducted at the construction stage:

ABCB HPS 10.2.1 – Wet areas

Building elements in wet areas must be protected by a waterproofing system. The waterproofing system must be waterproof or water resistant in accordance with Part 10.2.

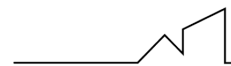
ABCB HPS 10.2.6 – Waterproofing systems

Waterproofing systems are deemed waterproof or water resistant where they use the materials nominated in Parts 10.2.8 or 10.2.9 respectively.

ABCB HPS 10.2.8 – Waterproofing systems

The following materials used in waterproofing systems are deemed to be waterproof:

- a. Stainless steel.*
- b. Flexible waterproof sheet flooring material with waterproof joints.*
- c. Membranes complying with AS/NZS 4858.*



- d. *Waterproof sealant.*

ABCB HPS 10.2.9 – Waterproofing systems

The following materials are deemed to be water resistant:

- a. *For walls:*

- i. *Concrete complying with AS 3600, treated to resist moisture movement.*
- ii. *Cement render, treated to resist moisture movement.*
- iii. *Compressed fibre-cement sheeting manufactured in accordance with AS/NZS 2908.2.*
- iv. *Water resistant plasterboard sheeting.*
- v. *Masonry in accordance with AS 3700, treated to resist moisture movement.*

- b. *For floors:*

- i. *Concrete complying with AS 3600.*
- ii. *Concrete slabs complying with AS 2870.*
- iii. *Compressed fibre-cement sheeting manufactured in accordance with AS/NZS 2908.2 and supported on a structural floor.*

ABCB HPS 10.2.12 – Construction of wet area floors - falls

Where a floor waste is installed, the fall of a floor plane to the waste must have a grade between 1:50 and 1:80.

H4D3

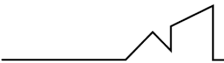
Materials and installation of wet area components and systems

Note

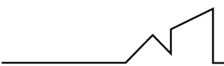
Performance Requirement H4P1 is satisfied for materials and the installation of wet area components and systems if—

- a. building elements in wet areas are water resistant or waterproof in accordance with clauses 10.2.1 to 10.2.6 of the ABCB Housing Provisions; and
- b. they comply with either—
 - i. AS 3740 and clause 10.2.12 of the ABCB Housing Provisions; or
 - ii. 10.2.7 to 10.2.32 of the ABCB Housing Provisions.

It is anticipated that the wet areas within all buildings will be built to compliance with AS 3740. Certification for this can be provided by the plumber/waterproofer.



H4D4	Room heights								
FIR	Minimum ceiling heights within rooms are as below: <table border="1"> <tr> <td data-bbox="336 403 1348 495">Habitable room (excluding a kitchen)</td><td data-bbox="1348 403 1485 495">2.4 m</td></tr> <tr> <td data-bbox="336 495 1348 600">Kitchen</td><td data-bbox="1348 495 1485 600">2.1 m</td></tr> <tr> <td data-bbox="336 600 1348 705">Corridor, passageway, or the like</td><td data-bbox="1348 600 1485 705">2.1 m</td></tr> <tr> <td data-bbox="336 705 1348 810">Bathroom, shower room, laundry, sanitary compartment, airlock, pantry, storeroom, garage, car parking area or the like</td><td data-bbox="1348 705 1485 810">2.1 m</td></tr> </table> Based on the available elevations and sections in the assessed architectural plans, the current design generally complies with ceiling height requirements with a ceiling height of 2.4 m – 2.7 m. Heights should be confirmed compliant throughout the Construction Certificate stage, and during construction. Note: A habitable room is defined as a room used for normal domestic activities, and— 1. includes a bedroom, living room, lounge room, music room, television room, kitchen, dining room, sewing room, study, playroom, family room, home theatre and sunroom; but 2. excludes a bathroom, laundry, water closet, pantry, walk-in wardrobe, corridor, hallway, lobby, photographic darkroom, clothes-drying room, and other spaces of a specialised nature occupied neither frequently nor for extended periods.	Habitable room (excluding a kitchen)	2.4 m	Kitchen	2.1 m	Corridor, passageway, or the like	2.1 m	Bathroom, shower room, laundry, sanitary compartment, airlock, pantry, storeroom, garage, car parking area or the like	2.1 m
Habitable room (excluding a kitchen)	2.4 m								
Kitchen	2.1 m								
Corridor, passageway, or the like	2.1 m								
Bathroom, shower room, laundry, sanitary compartment, airlock, pantry, storeroom, garage, car parking area or the like	2.1 m								
H4D5	Facilities								
C	Compliance with Part 10.4 of the ABCB Housing Provisions satisfies Performance Requirement H4P3 for facilities. ABCB HPS Part 10.4 - Facilities A Class 1 buildings must be provided with— - a kitchen sink and facilities for the preparation and cooking of food; and - a bath or shower; and - clothes washing facilities, comprising at least one washtub and space in the same room for a washing machine; and - a closet pan; and								



e. a washbasin.

Each basin must be separate, and cannot share a purpose. For example, two separate basins must be provided, one each for the washing of clothes and the washing of hands; they cannot be a single basin used for both purposes.

Additionally, where there is not a minimum of 1.2 m of clear space between the closet pan and the doorway, the door to a fully enclosed sanitary facility must open outwards, slide, or be readily removeable from the outside of the compartment (such as by using lift-off hinges).

Based on the assessed architectural plans, both the ensuite and main bathroom have 1.2 m clear space between the doorway and the closet pan. Clear space measurements should be confirmed as compliant during the construction stage.

Further, a full suite of class 1 facilities are provided to the building.

H4D6

Light

Compliance with Part 10.5 of the ABCB Housing Provisions satisfies Performance Requirement H4P4 for lighting.

ABCB HPS Part 10.5 – Light

Natural light must be provided to all habitable rooms, through windows and/or roof lights.

Windows must have an aggregate light transmitting area (window area, measured exclusive of framing members, glazing bars, or other obstructions) measuring not less than 10% of the floor area of the room. Windows required to provide natural light must be open to the sky or face a court or other space open to the sky, or an open verandah, carport or the like.

C

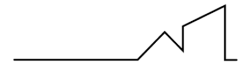
Roof lights must have an aggregate light transmitting area measuring not less than 3% the floor area of the room and must be open to the sky.

A proportional combination of windows and roof lights may be utilised.

Based on scaled measurements, compliant natural light is provided via windows and glass sliding/folding doors to all spaces within the dwelling.

Note: A habitable room is defined as a room used for normal domestic activities, and—

- 1. includes a bedroom, living room, lounge room, music room, television room, kitchen, dining room, sewing room, study, playroom, family room, home theatre and sunroom; but



excludes a bathroom, laundry, water closet, pantry, walk-in wardrobe, corridor, hallway, lobby, photographic darkroom, clothes-drying room, and other spaces of a specialised nature occupied neither frequently nor for extended periods.

H4D7**Ventilation**

Compliance with Part 10.6 of the ABCB Housing Provisions satisfies Performance Requirement H4P5 for ventilation.

ABCB HPS Part 10.6 - Ventilation

Ventilation must be provided to a habitable room, sanitary compartment, bathroom, shower room, laundry and any other room occupied by a person for any purpose via openings, windows, doors, or other devices which can be opened to a suitably sized court, space open to the sky, an open verandah, carport or the like, or an adjoining room from which ventilation can be borrowed.

Openings having a ventilation area not less than 5% the floor area of the room required to be ventilated must be provided.

C

Depending on the selected windows, many buildings which both comply with H4D6 for light provision, and have windows which are 50% openable, comply with requirements for ventilation. This is due to the requirement for natural light being 10% - twice the requirement for natural ventilation at 5%.

Compliant natural ventilation is provided via windows and glass sliding doors to all other habitable spaces.

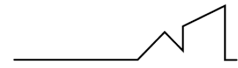
Note: As an alternative to natural ventilation, an exhaust fan with a minimum flow rate of 25 L/s which is ducted to outdoor air can be provided. An exhaust system provided to ventilate a sanitary compartment must be interlocked with the room's light switch, and include a run-on timer which continues operation of the system for 10 minutes after the light switch is turned off.

H4D8**Sound insulation****Note**

No requirement – applies where Class 1 buildings adjoin one another.

H4D9**Condensation management****Note**

Compliance with Part 10.8 of the ABCB Housing Provisions satisfies Performance Requirement H4P7 for condensation management.



ABCB HPS Part 10.8 – Condensation management

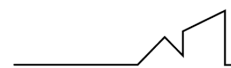
As the construction of the building is framed, it is assumed that a pliable building membrane will be installed. Pliable building membranes must comply with AS 4200.1, be installed in accordance with AS 4200.2, and be located on the exterior side of the primary insulation layer of wall assemblies that form the external envelope of a building.

Additionally, pliable building membranes must have a minimum vapour permeance of 0.143 $\mu\text{g}/\text{N.s}$ (Brookfield - Climate Zone 5).

Additionally, where exhaust systems are installed to ventilate a bathroom or sanitary compartment, it must have a minimum flow rate of 25 L/s. Where an exhaust system is provided to a kitchen or laundry, it must have a minimum flow rate of 40 L/s.

Such exhaust ventilation systems, and any installed venting clothes dryers, must discharge directly or via a shaft or duct to outdoor air.





SAFE MOVEMENT AND ACCESS

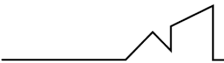
This Part is intended to reduce the likelihood of people being injured when accessing or moving about a building. It does this by setting requirements for the construction of stairways and ramps, slip resistance, and the design and construction of barriers to prevent falls.

CLAUSE/ ASSESSMENT	NOTE
H5D2	Stairway and ramp construction
Note	Compliance with Part 11.2 of the ABCB Housing Provisions satisfies Performance Requirement H5P1 for stairway and ramp construction. ABCB HPS Part 11.2 No Requirement – no stairways requiring assessment are proposed.
H5D3	Barriers and handrails
Note	Compliance with Part 11.3 of the ABCB Housing Provisions satisfies Performance Requirement H5P2 for barriers and H5P1(b)(i) for handrails. ABCB HPS Part 11.3 – Barriers and handrails Barriers to prevent falls are required in locations where it is possible to fall more than 1 m from a trafficable surface to the surface below. No areas are noted in which barriers would be required. Note: Handrails are not required where a stairway provides a change in elevation not more than 1 m. Where stairways exceed this, a handrail is required.

PART H6



ENERGY EFFICIENCY

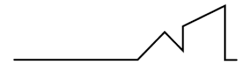


This Part is intended to improve the efficient use of energy in building design and construction, as well as the energy usage by key equipment installed in a building.

CLAUSE/ ASSESSMENT	NOTE
H6D2	Application of Part H6
Note	A BASIX certificate and NatHERS assessment is required to be provided for each Class 1 building subject to this report. A BASIX and NatHERS assessment satisfy the requirements of Part H6. Note: <i>It is understood that a BASIX certificate is being prepared for the proposed structure subject to this review. The BASIX certificate was not prepared at the time of this review.</i>

PART H7

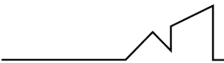




ANCILLARY PROVISIONS AND ADDITIONAL CONSTRUCTION REQUIREMENTS

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.

CLAUSE/ ASSESSMENT	NOTE
H7D2	Swimming pools
N/A	Performance requirements H7P1 and H7P2 for swimming pools associated with a Class 1 building having a depth greater than 300 mm where safety barriers are installed in accordance with AS 1926.1 and AS 1926.2, and a water recirculation system installed in accordance with AS 1926.3. No requirement – no swimming pools are proposed.
H7D3	Construction in alpine areas
N/A	No requirement – site is not within an alpine area.
H7D4	Construction in bushfire prone areas
Note	The site is noted as being within a bushfire prone area in current RFS mapping (a designated bushfire prone area). A Bushfire Assessment Report has been prepared for the DA application, which notes recommendations for compliance with AS 3959 and the Planning for Bushfire Protection 2019. The building has been assessed as BAL-12.5. The recommendations of the bushfire report from the PBP 2019 and AS 3959 for BAL-12.5 must be implemented during the construction stage.
H7D5	Heating appliances, fireplaces, chimneys and flues



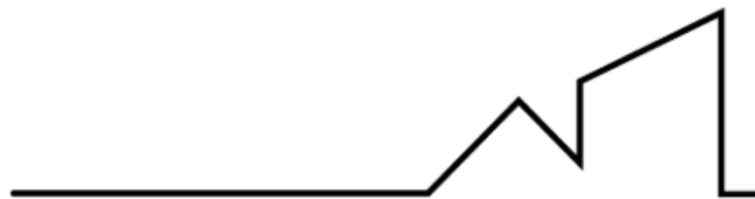
Note

Performance Requirement H7P3 is satisfied for a heating appliance if it is installed in accordance with—

- 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.

The proposed fireplace must be installed in compliance with one of the above standards.

Note: *The plans provided for assessment do not detail a hearth, nor the specific construction to be used for the fireplace. It is anticipated that further detail will be provided at CC stage.*



PERCEPTION PLANNING

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