



23/03/2026

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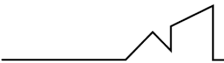
REVISION A DRAFT

PERCEPTION PLANNING

BUILDING CODE OF AUSTRALIA REVIEW

NCC2022 AMDT. 2 229 OAKENDALE RD, GLEN OAK NSW 2320

STATUS	Draft for review
STRUCTURE(S)	Change of Use: Dairy shed to Dwelling House
TITLE	Lot 49 / DP826013
PREPARED	CA
REVIEWED	MB
CLIENT	Nerelle Hand

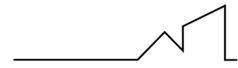


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DOCUMENT VERSIONS AND CONTROLS

REVISION	A	REPORT TITLE		260323 – REV A DRAFT – BCA Review – 229 Oakendale Rd, Glen Oak						
		PP REF	J005068	DATE	23.03.2026	AUTH	CA	CHK	MB	

REVISION	B	REPORT TITLE		[DATE] – REV B – BCA Review – 229 Oakendale Rd, Glen Oak						
		PP REF	J005068	DATE	TBC	AUTH	TBC	CHK	TBC	



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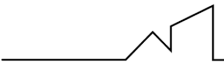
The intention of this reports use is for assisting in compliance with BCA requirements through the initial stages of the development and not intended to be in lieu of a Construction Certificate or other relevant assessment by the person issuing any certificate or approval.

Any reference, or suggestion for compliance this report suggests in relation to BCA compliance for accessibility does not remove any liability of the owner and their obligations to comply with the provisions of the Disability Discrimination Act 1992.

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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 facilities and their relation to existing facilities. Any existing, unmodified structure is assumed to have been in compliance before any additions were made unless expressly stated otherwise.

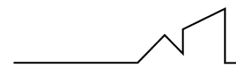
Any previous uses of the as noted within this report have been used to determined what has been approved and works that may have been subject to the current use of the premises. These are noted where known however, there are limitations on what can be extracted by the information sourced from previous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

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

This summary notes clauses which:

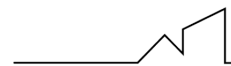
- ▲ Comply, but may benefit from further clarification [**C; Complies**]
- ▲ Do not comply [**DNC; Does not Comply**].
- ▲ Require works to be completed to achieve compliance [**WR; Works Required**].
- ▲ Require further information to determine compliance [**FIR; Further Information Required**].

ITEM	1 Termite Resistance of Floor Framing			
	CLAUSE REFERENCE	H1D3	STATUS	Further Information required
DESCRIPTION	The wall and roof framing of the structure is assumed to be timber.			
	As the presence of any termite treatment could not be determined by non-intrusive inspection, confirmation is required that appropriate termite management measures have been provided.			
	This could include evidence of factory-applied treatment to the timber framing, in-situ chemical treatment (such as spray or barrier treatment), or the installation of an alternative termite management system in accordance with Part 3.4 of the ABCB Housing Provisions and AS 3660.1.			
	A durable notice must also be installed, and where a chemical system is used, it must be included on the Dungog Council's pesticides register.			



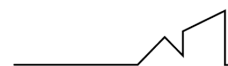
ITEM	2 Certification required			
	CLAUSE REFERENCE	VARIOUS	STATUS	Further Information required
DESCRIPTION	It is unclear based on the non-intrusive, visual inspection and the information available for assessment as to whether many elements are in compliance with the NCC and its referenced Australian Standards. Accordingly, confirmation of the adherence of the below elements to their corresponding Australian Standard is required to determine compliance with various clauses: 1. Glazing – AS 2047 2. Roof Cladding – AS 1562.1 3. Stormwater Drainage – AS 3500.3 4. Smoke Alarms – AS 3786 5. Wet Areas (Laundry/Bathroom/Kitchen) – AS 3740 6. Pliable Building Membrane (where installed) – AS 4200.1 & AS 4200.2 7. Construction in Bushfire Prone Areas – AS 3959 8. Fireplace – AS 2918 Confirmation is best provided via a certificate of compliance from a relevant trade professional (plumber, waterproofer, builder, or the like). Note: Photographs from during construction, confirmation from the tradesman responsible for the works, or other documentation (such as invoices or a glazing certificate) confirming the products and methodology used during construction/installation are highly beneficial in preparing a robust certification of the works.			

ITEM	3 Smoke Alarm Installation			
	CLAUSE REFERENCE	H3D6	STATUS	Further Information required
DESCRIPTION	Existing smoke alarms must be located such that they are in a space between the bedrooms and the rest of the dwelling. A suggested location is to the north-west of the fireplace, however some distance may be required to avoid spurious activation of the alarm from fireplace operation. Further, it is recommended that an investigation of the power source of the alarms, and rectification as appropriate, is undertaken to ensure compliance. Where alarms are not mains powered (240v) and interconnected, a recommended alternate solution is providing photoelectric units with wireless interconnection and 10-year sealed batteries. Cost-effective options are readily available for retrofitting purposes.			



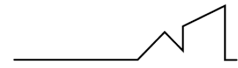
ITEM	4 Pliable Building Membrane			
	CLAUSE REFERENCE	H4D9	STATUS	Further Information required
DESCRIPTION	It is assumed that a pliable building membrane was not installed in the building as originally approved. As the building has been re-clad since the original approval, it is considered that a pliable building membrane could reasonably have been installed. As such, this assessment considers the presence of a compliant pliable building membrane in external walls of the building to be pertinent to compliance.			
	Noting this, and as per Item 2 of this Executive Summary, confirmation of the installation of a pliable building membrane in external walls is required to determine compliance with this clause. Confirmation is best provided via a certificate of compliance from a relevant trade professional (carpenter, framer, builder, or the like). <i>Note: Photographs from during construction, confirmation from the tradesman responsible for the works, or other documentation confirming the products and methodology used during construction/installation are highly beneficial in preparing a robust certification of the works.</i>			

ITEM	5 Bathroom Ventilation			
	CLAUSE REFERENCE	H4D7/ H4D9	STATUS	Further Information required
DESCRIPTION	Natural ventilating area of at least 5% the floor area of the room is not provided via the window provided. It is recommended that an exhaust fan is provided to ventilate the bathroom.			
	Exhaust fans and other mechanical ventilation systems must comply with the ABCB HPS 10.8.2. This would require the exhaust fan to have a minimum flow rate of 25 L/s, be ducted to outdoor air, be interlocked with the light switch, and include a run-on timer which continues operation for 10 minutes after the light switch is turned off. Refer to H4D9 for further information.			



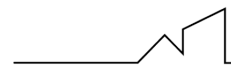
ITEM	6 Energy efficiency (All Buildings)			
	CLAUSE REFERENCE	H6D2	STATUS	Note
DESCRIPTION	Each proposed Class 1 building subject to this report require compliance with Part H6 of the NCC, relating to energy efficiency.			
	A BASIX and NatHERS assessment satisfy the requirements of Part H6 and are required for compliance with legislation applying to the buildings, being SEPP (Sustainable Buildings) 2022.			
	It is anticipated that a BASIX and NatHERS assessment will be prepared for the buildings and will accompany the Development Application for the structures.			

ITEM	7 Construction in Designated Bushfire Prone Areas			
	CLAUSE REFERENCE	H7D5	STATUS	Note
DESCRIPTION	The site is not noted as being within a bushfire prone area in current RFS mapping (a designated bushfire prone area).			
	It is recommended that a Bushfire Assessment Report (BAR) or Bushfire Attack Level (BAL) assessment is prepared for the dwelling, which will indicate the BAL rating of the dwelling, and the corresponding level of construction under the Planning for Bushfire Protection 2019 and AS 3959.			
	Class 1a buildings in a designated bushfire prone area must be constructed in accordance with AS 3959, or the NASH Standard – Steel Framed Construction in Bushfire Areas (for steel framed buildings only).			



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03 INTRODUCTION

03-1 PURPOSE OF THE REPORT

This report is a review of the associated plans for the below development to determine how the following proposal generally complies with the Building Code of Australia (NCC/BCA) 2022 Amdt. 2:

➤ **Change of Use: Dairy Shed to Dwelling House**

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 (**Advice; post-construction**). As such, comments on compliance with the NCC may be general and anticipatory, commensurate with the information available for assessment. Some areas of compliance are unable to be confirmed once construction is completed, as is noted within the relevant sections of the report.

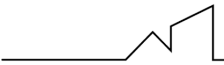
The assessment is based solely upon a non-intrusive site inspection, and review of any relevant documentation (**Section 03-2** below). The assessment generally relates to the specific works noted on associated plans or applications noted and should not be considered as an assessment of any other existing structures unless otherwise noted.

COOPER ASHTON
BUILDING AND DEVELOPMENT PLANNER

0456 804 867

cooper@perceptionplanning.com.au www.perceptionplanning.com.au

**PERCEPTION
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03-2 RELEVANT DOCUMENTS

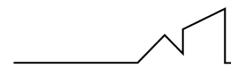
The assessment predominantly relates to the BCA/NCC 2022 Amdt. 1, and NSW Environmental Planning and Assessment legislation current at the time the report is prepared.

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 - 2	PERCEPTION PLANNING	N/A	22.03.26	J005068
STRUCTURAL ADEQUACY ASSESSMENTS PAGES 1 - 8	POSITIVE FIX CONSULTING ENGINEERS	0	DEC. '25	JOB NO. 17970
IDENTIFICATION SURVEY SHEET 1	DAVID CANT SURVEYORS	N/A	MARCH. '26	25-220b Glen Oak

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).

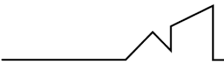


Critical Flux Index	Is an index tabling the lowest thermal load per unit area capable of initiating a combustion reaction on a given material (either flame or smoulder ignition).
DTS	Deemed-to-Satisfy (prescriptive provisions of the BCA)
EP&A	Environmental Planning and Assessment Act and Regulations
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 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 229 Oakendale Rd, Glen Oak, NSW 2320; and is legally identified as Lot: 1 DP: 1006243 ('the site') (**FIGURE 1**). The site has a total area of approximately 116.78 ha and is accessible from Oakendale Road.

The site is zoned RU1: Primary Production. The subject site contains an existing dwelling, swimming pool, several outbuildings, and the Dairy Shed subject to this report.



06 DESCRIPTION OF BUILDING(S)

The buildings subject to this review are:

- 1. A shed converted to a habitable space, referred to as ‘Proposed Dwelling in the architectural plans provided for this review [1 building; Class 1a].

TABLE 3 – DESCRIPTION OF BUILDING(S)

ADDRESS	229 Oakendale Rd, Glen Oak NSW 2320
PROPOSED USE OF BUILDING	Dwelling house
NCC/BCA USE CLASSIFICATION	Class 1a
RISE IN STOREYS	1
TYPE OF CONSTRUCTION	N/A – Volume 2 building
EFFECTIVE HEIGHT	N/A – Volume 2 building
FLOOR AREAS	Dwelling House Ground Floor – 143.17 m² <i>Note: Area calculations under the NCC are defined differently to terms like ‘Gross Floor Area (GFA)’ under NSW Planning Instruments.</i> <i>NCC floor area calculations (with regard to a storey) are intended to indicate fire load, and as such are taken from the outer surface of external walls.</i>
KNOWN PREVIOUS USES	Dairy Shed (Historically; prior to adaptation to habitable use)

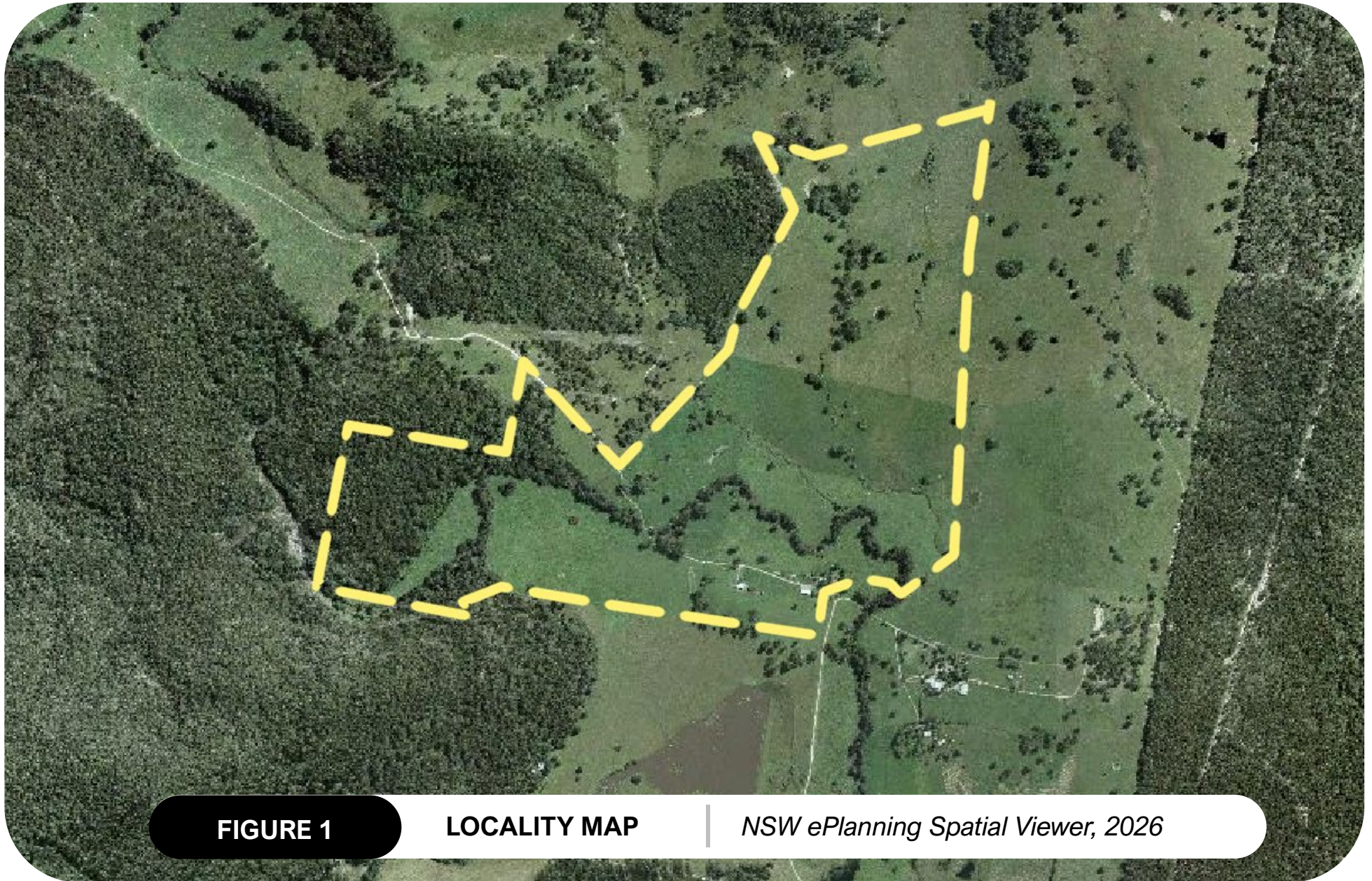
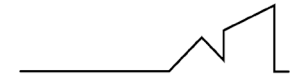
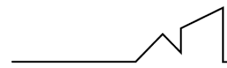
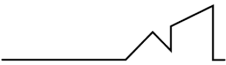


FIGURE 1

LOCALITY MAP

NSW 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.

07-3 ASSESSMENT TABLES

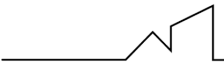
The following tables provide an assessment of the building against the relevant parts of the (NCC/BCA) Building Code of Australia 2022 Amdt 2.

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



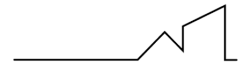
PART H1



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 building subject to this review is existing, and appears to have been constructed 20+ years ago. The building was originally used as a ‘Dairy Shed’, however has since been adapted for use as a dwelling. The roof, windows, doors, external wall cladding, and various other trim / fixtures appear to have been replaced since the original construction of the building. The structure retains its original concrete slab, and timber wall / roof framing. A structural engineer, Positive Fix Consulting Engineers, has conducted an <i>Assessment of Structural Adequacy</i> for the concrete slab, timber wall framing, and steel roof framing (REF: Job No. 17970). The assessments conclude that: ▲ The observed slab / deep edge beam is structurally adequate, and is in accordance with AS 2870, ▲ The existing steel roof frames are structurally adequate for their purpose, and confirm to AS 4100, ▲ The timber wall framing installed is structurally adequate to tie the framing together, and is in compliance with AS 1684 and AS 4100. As such, assessment of compliance with the Structural Provisions of Part H1 is deferred to the assessment conducted by the structural engineer. Compliance with Structural Provisions is considered subject to the abovementioned structural assessment by Positive Fix Consulting Engineers, noted as Job No. 17970 and dated Dec 2025.
H1D3	Site preparation
FIR	The building subject to this review is existing, and appears to have been constructed 20+ years ago. The building was originally used as a ‘Dairy Shed’, however has since been adapted for use as a dwelling. The roof, windows, doors, external wall cladding, and various other trim / fixtures appear to have been replaced since the original construction



of the building. The structure retains its original concrete slab, and timber wall / roof framing.

Earthworks

No earthworks were undertaken as a part of modifications to the building.

Retaining walls

No earth retaining structures (retaining walls) were installed nor modified as a part of modifications to the building.

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 are assumed to be concrete and timber. The nature/treatment of timber framing used was not able to be confirmed as being treated for termite resistance.

Where timber construction is used for Primary Building Elements, 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.

As the presence of any termite treatment could not be determined by non-intrusive inspection, confirmation is required that appropriate termite management measures have been provided. This could include evidence of factory-applied treatment to the timber framing, in-situ chemical treatment (such as spray or barrier treatment), or the installation of an alternative termite management system in accordance with Part 3.4 of the ABCB Housing Provisions and AS 3660.1.

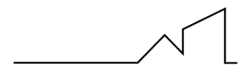
Part 3.4 of the ABCB Housing Provisions requires that termite management systems be compliant with AS 3660.1, and prescribes the following for suspended floors:

- ▲ Sheet material
- ▲ Granular material
- ▲ Chemical

A durable notice must also be installed in a prominent location such as a meter box or the like, which must indicate:

- ▲ the type of system used,
- ▲ the installation date of the system,
- ▲ installer/manufacture recommendations for the scope and frequency of future inspections for termite activity, and
- ▲ the life expectancy (for chemical systems).

Where a chemical system is used, the chemical must be included on the appropriate authority's pesticides register. For this building, the appropriate authority would be the Dungog City Council.

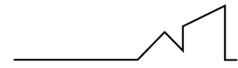


Note: Primary Building Elements under the NCC2022 are defined as any framing or bracing members used in a:

- ▲ Roof,
- ▲ Ceiling,
- ▲ Floor,
- ▲ Stairway,
- ▲ Ramp, or
- ▲ Wall.

Any other building elements, including trim, fixtures, stair treads or the like, are not considered Primary Building Elements, and accordingly are not subject to the requirements of Part 3.4 of the ABCB Termite Risk Management.

H1D4	Footings and slabs
FIR	The building subject to this review is existing, and appears to have been constructed 20+ years ago. The building was originally used as a 'Dairy Shed', however has since been adapted for use as a dwelling. The roof, windows, doors, external wall cladding, and various other trim / fixtures appear to have been replaced since the original construction of the building. The structure retains its original concrete slab, and timber wall / roof framing. Refer to H1D2; Compliance with Structural Provisions is considered subject to the structural assessment by Positive Fix Consulting Engineers, noted as Job No. 17970 and dated Dec 2025. The presence of a vapour barrier was unable to be observed on site. No evidence of rising damp was observed within the building upon inspection. It should be confirmed as to whether a vapour barrier is installed beneath the slab for the building. Should a vapour barrier not be installed, the age and locality of the building in combination with the lack of evidence of rising damp within the building should be considered when determining the compliance of the building with current NCC requirements. A Performance Solution would be required in order to meet current NCC requirements for a habitable space (dwelling). 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 H1D4 (2). In NSW, the NCC requires that all concrete slabs in Class 1 buildings be provided with a vapour barrier beneath the slab.
H1D5	Masonry
N/A	The building subject to this review is existing, and appears to have been constructed 20+ years ago. The building was originally used as a 'Dairy Shed', however has since been



adapted for use as a dwelling. The roof, windows, doors, external wall cladding, and various other trim / fixtures appear to have been replaced since the original construction of the building. The structure retains its original concrete slab, and timber wall / roof framing.

No requirement – no masonry construction is nor has previously been used in the construction of the building fabric.

H1D6

Framing

Note

The building subject to this review is existing, and appears to have been constructed 20+ years ago. The building was originally used as a 'Dairy Shed', however has since been adapted for use as a dwelling. The roof, windows, doors, external wall cladding, and various other trim / fixtures appear to have been replaced since the original construction of the building. The structure retains its original concrete slab, and timber wall / roof framing.

Refer to **H1D2**; Compliance with Structural Provisions is considered subject to the structural assessment by Positive Fix Consulting Engineers, noted as **Job No. 17970** and dated Dec 2025.

Timber-framed walls must comply with AS 1684.2. Steel-framed walls generally must comply with AS 4100, AS 4600, or the NASH Standard (Parts 1 and 2).

H1D7

Roof and wall cladding

Note

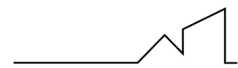
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Roof cladding is observed to be corrugated profiled metal sheeting consistent with pre-painted steel roof sheeting commonly used in Australia post-1990.

External wall cladding appears to be painted fibre-cement / composite weatherboards, which have been upgraded to match the cladding of the principal dwelling on site, post 2010 (dwelling construction date).

It is considered that the cladding of the building is compliant, based on the following assumptions:

- i. The composite weatherboards used are manufactured in compliance with AS/NZS 2908.2
- ii. Weatherboards have been fixed in accordance with the requirements of the ABCB Housing Provisions Part 7.5.3:



- a. One fixing at each stud for a board, or two fixings where boards wider than 130 mm area used.
- b. Fixings used are 8g-18g self-embedding / wafer head screws.
- c. Fixings are vertically spaced at max 100 mm centres.

H1D8**Glazing****FIR**

The building subject to this review is existing, and appears to have been constructed 20+ years ago. The building was originally used as a 'Dairy Shed', however has since been adapted for use as a dwelling. The roof, windows, doors, external wall cladding, and various other trim / fixtures appear to have been replaced since the original construction of the building. The structure retains its original concrete slab, and timber wall / roof framing.

Window glazing appears to be as per the original construction of the building, and alongside the recladding of the structure, it appears from inspection that exterior and interior window framing has been replaced or added.

Existing window glazing appears to be in compliance with the relevant standards at the time of the original construction, and upon inspection appear fit for purpose, and typical of dwelling construction.

It is assumed based on the information available for assessment that glazing installations throughout the building are not per the original construction of the building.

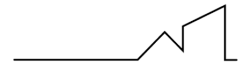
Accordingly, confirmation of the adherence of glazing to AS 2047 is required to determine compliance with this clause. Confirmation is best provided via a certificate of compliance from a relevant trade professional (plumber, waterproofer, builder, or the like).

Photographs from during construction, confirmation from the tradesman responsible for the works, or other documentation (such as invoices or a glazing certificate) confirming the products and methodology used during construction/installation are highly beneficial in preparing a robust certification of the works.

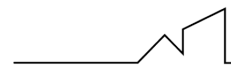
H1D9**Earthquake areas****Note**

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 a 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	Performance Requirement H1P2 for a Class 1 building constructed in a flood hazard area is satisfied if the building is constructed in accordance with the ABCB Standard for Construction of Buildings in Flood Hazard Areas. The building 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
N/A	Compliance with Part 12.3 of the ABCB Housing Provisions satisfies Performance Requirement H1P1 for the attachment of a deck or balcony to an external wall. ABCB HPS Part 12.3 – Attachment of framed decks and balconies to external walls of buildings using a waling plate No requirement – no decks are attached using a waling plate.
H1D12	Piled footings
N/A	No requirement – no piled footings.



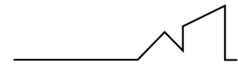
PART H2



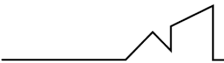
DAMP AND WEATHERPROOFING

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.

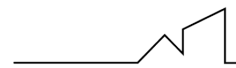
CLAUSE/ ASSESSMENT	NOTE
H2D2	Drainage
Note	Stormwater drainage systems must comply with AS 3500.3. The stormwater management system (including gutters and downpipes) of the building is existing, and unchanged from the original approval of the structure. It is understood that roofwater is conveyed to the rainwater tank adjacent the building, and it is considered that the stormwater drainage system in-situ is appropriate for the building and fit for purpose. Where a consent authority requires further confirmation, a letter confirming the adequacy of the system and compliance with AS 3500 can be sourced from a relevant trade professional (roofer, plumber, builder or the like).
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 the assessment of H1D4 within this report.
H2D4	Masonry
N/A	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. No requirement – no masonry construction is nor has previously been used in the construction of the building fabric.
H2D5	Subfloor ventilation
N/A	No requirement – no subfloors; slab on ground.
H2D6	Roof and wall cladding
	Gutters and downpipes Stormwater drainage systems must comply with AS 3500.3. The stormwater management system (including gutters and downpipes) of the building is existing, and unchanged from the original approval of the structure. It is understood that roofwater is conveyed to the rainwater tank adjacent the building, and it is considered that the stormwater drainage system in-situ is appropriate for the building and fit for purpose. Note Where a consent authority requires further confirmation, a letter confirming the adequacy of the system can be sourced from a relevant trade professional (roofer, plumber, builder or the like). 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 the assessment of H1D7 within this report.
H2D7	Glazing
	Performance Requirement H2P2 is satisfied for weatherproofing for glazing if it is in accordance with H1D8(1). Note Refer to the assessment of H1D8 within this report.



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

Assumed Compliance (sarking)

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.

Note: Most sarking-type materials commercially available in Australia are compliant with this clause, having a maximum flammability index not greater than 5 when tested in accordance with AS 1530.2. As the inspection conducted for this report was an unintrusive, visual inspection, sarking was not directly inspected.

Considering the age of the building, and the widespread use of compliant, commercially available sarking products in Australia in the era of construction, it is considered reasonable to assume that any installed sarking is compliant with the flammability index requirements of this clause.

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.

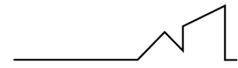
H3D4

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.

Note: ‘Separating walls and floors’ in the context of this clause refers to walls and floors which separate a Class 1 SOU from another Class 1 SOU, or a Class 10a building with which that Class 1 SOU is not associated with.

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

Note

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.

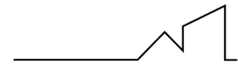
Alarms must also be mains powered (240v) and interconnected where multiple are installed within a single dwelling.

Smoke alarms in Class 1a buildings (such as the building subject to this report) must be positioned in a space between bedrooms and the remainder of the dwelling. Smoke alarms have been provided, however they are not observed to be in an appropriate location. A smoke alarm is recommended to be installed adjacent to the north of the fireplace, such that it is positioned between the bedrooms to the east and the remainder of the dwelling. The alarm may need to be installed some distance from the fireplace to avoid spurious signals.

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.

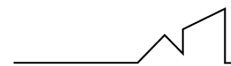
Further, the installed alarms were unable to be confirmed as 240v hardwired, interconnected units. It is recommended that investigation of the power source of the alarms, and rectification as appropriate, is undertaken to ensure compliance. Refer to **Note 2** below regarding an alternate solution; providing photoelectric units with wireless interconnection and 10-year sealed batteries. Cost-effective options are readily available for retrofitting purposes.

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.



Note 2: While current NCC provisions require hardwired and interconnected smoke alarms in new dwellings, the subject building is an existing structure which has undergone a change of use from a Class 10a to a Class 1a building. Retrofitting hardwired interconnection in this instance is not considered reasonably practical, requiring significant and invasive works which are disproportionate to the scale of the development.

Accordingly, as an alternative solution, photoelectric smoke alarms with wireless interconnection and sealed 10-year batteries are considered to provide an equivalent level of life safety and are consistent with NSW smoke alarm legislation applicable to existing dwellings.



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

FIR

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.

It is unclear based on the information available for assessment as to whether wet areas (WC and laundry) were existing prior to adaptation of the structure for use as a dwelling, and as such, compliance with previous construction approvals is unable to be relied upon for the purposes of this report.

Accordingly, confirmation of the adherence of wet areas to AS 3740 is required to determine compliance with this clause. Confirmation is best provided via a certificate of compliance from a relevant trade professional (plumber, waterproofer, builder, or the like).

Photographs from during construction, confirmation from the tradesman responsible for the works, or other documentation confirming the products and methodology used during construction/installation are highly beneficial in preparing a robust certification of the works.

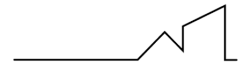
Note: The subsections 10.2.1, 10.2.6, and 10.2.12 referred to above are in relation to the requirement for a waterproofing system, how the NCC defines waterproofing systems, and the minimum/maximum fall of the floor to a floor waste. These parts and any other relevant parts are summarised below for reference, and would form points of review when preparing certification for the in-situ wet areas.

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.*

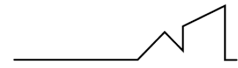
ABCB HPS 10.2.9 – Waterproofing systems

The following materials are deemed to be water resistant:

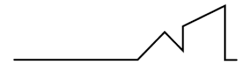
- a. For walls:*
 - i. Concrete complying with AS 3600, treated to resist moisture movement.*
 - ii. Cement render, treated to resist moisture movement.*
 - iii. Compressed fibre-cement sheeting manufactured in accordance with AS/NZS 2908.2.*
 - iv. Water resistant plasterboard sheeting.*
 - v. Masonry 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								
FIR	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 unclear based on the information available for assessment as to whether wet areas (WC and laundry) were existing prior to adaptation of the structure for use as a dwelling, and as such, compliance with previous construction approvals is unable to be relied upon for the purposes of this report. Accordingly, confirmation of the adherence of wet areas to AS 3740 is required to determine compliance with this clause. Confirmation is best provided via a certificate of compliance from a relevant trade professional (plumber, waterproofer, builder, or the like). Photographs from during construction, confirmation from the tradesman responsible for the works, or other documentation confirming the products and methodology used during construction/installation are highly beneficial in preparing a robust certification of the works.								
H4D4	Room heights								
Complies	Minimum ceiling heights within rooms are as below: <table border="1"> <tbody> <tr> <td data-bbox="336 1489 1348 1579">Habitable room (excluding a kitchen)</td><td data-bbox="1348 1489 1485 1579">2.4 m</td></tr> <tr> <td data-bbox="336 1585 1348 1675">Kitchen</td><td data-bbox="1348 1585 1485 1675">2.1 m</td></tr> <tr> <td data-bbox="336 1682 1348 1771">Corridor, passageway, or the like</td><td data-bbox="1348 1682 1485 1771">2.1 m</td></tr> <tr> <td data-bbox="336 1778 1348 1892">Bathroom, shower room, laundry, sanitary compartment, airlock, pantry, storeroom, garage, car parking area or the like</td><td data-bbox="1348 1778 1485 1892">2.1 m</td></tr> </tbody> </table>	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								



Based on site inspection, and the available elevations in the assessed architectural plans (prepared on the basis of on-site measurement), the current design complies with ceiling height requirements.

Note: Additional requirements are required for buildings with sloping ceiling, however these have been omitted in this report for brevity due to the shallow gradient of the ceiling slope.

Provisions for sloping ceiling were reviewed during assessment, and impart no meaningful impact upon the assessment and compliance of room heights.

H4D5

Facilities

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 (Class 1a and 1b) must be provided with—

- a. a kitchen sink and facilities for the preparation and cooking of food; and
- b. a bath or shower; and
- c. clothes washing facilities, comprising at least one washtub and space in the same room for a washing machine; and
- d. a closet pan; and
- e. a washbasin.

Complies

Each basin must be separate, and cannot share a purpose (i.e., two separate basins must be provided for the washing of clothes and the washing of hands; they cannot be a single basin used for both purposes).

Based on the site inspection conducted, the WC has 1.2 m clear space between the doorway and closet pan. Additionally, a full suite of Class 1 facilities (as listed above) was present in each building.

H4D6

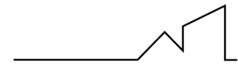
Light

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.

Complies



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.

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.

An assessment of natural light provisions for the building has been provided below:

Room	Natural Light Requirement	Natural Light Provision	Compliance
Kitchen	1.16 m ²	1.33 m ²	Yes
Living/Dining	4.42 m ²	9.72 m ²	Yes
Bed 1 (Master)	1.61 m ²	1.99 m ²	Yes
Bed 2	1.47 m ²	1.99 m ²	Yes
Bed 3	1.16 m ²	2.20 m ²	Yes

Per the above assessment, using the available elevations in the assessed architectural plans (prepared on the basis of on-site measurement), the current design complies with the requirements of this clause.

H4D7

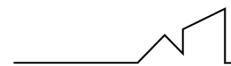
Ventilation

Complies

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.

An assessment of natural ventilation provisions for the building has been provided below:

Room	Ventilating Area Requirement	Ventilation Provision	Compliance
Kitchen	0.58 m ²	0.66 m ²	Yes
Living/Dining	2.21 m ²	4.86 m ²	Yes
Bed 1 (Master)	0.81 m ²	1.00 m ²	Yes
Bed 2	0.74 m ²	1.00 m ²	Yes
Bed 3	0.58 m ²	1.10 m ²	Yes
Laundry	0.36 m ²	1.95 m ²	Yes
Bathroom	0.48 m ²	0.35 m ²	No

Per the above assessment, using the available elevations in the assessed architectural plans (prepared on the basis of on-site measurement), the current design complies with the requirements of this clause with the exception of the Bathroom.

Natural ventilating area of at least 5% the floor area of the room is not provided via the window provided. It is recommended that an exhaust fan is provided to ventilate the bathroom.

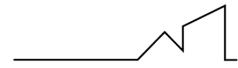
Exhaust fans and other mechanical ventilation systems must comply with the ABCB HPS 10.8.2. Refer to **H4D9** below.

H4D8

Sound insulation

N/A

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



H4D9

Condensation management

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 all buildings is clad timber framing, a pliable building membrane is required under current NCC requirements. Further information is required as to whether a pliable building membrane has been installed, as a part of the modifications to the structure.

Due to the recency of the requirement for widespread installation of pliable building membranes in residential buildings, and due to the building formerly being a Class 10a structure, it is assumed that a pliable building membrane was not installed in the building as originally approved.

As the building has been re-clad since the original approval, it is considered that a pliable building membrane could reasonably have been installed. As such, this assessment considers the presence of a compliant pliable building membrane in external walls of the building to be pertinent to compliance, the original approval date of the building notwithstanding.

FIR

Noting the above, confirmation of the installation of a pliable building membrane in external walls is required to determine compliance with this clause. Confirmation is best provided via a certificate of compliance from a relevant trade professional (carpenter, framer, builder, or the like).

Photographs from during construction, confirmation from the tradesman responsible for the works, or other documentation confirming the products and methodology used during construction/installation are highly beneficial in preparing a robust certification of the works.

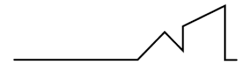
Pliable building membranes installed in an external wall must comply with AS 4200.1, be installed in accordance with AS 4200.2, and must be located on the exterior of the primary insulation layer of wall assemblies that form the external envelope of a building.

The primary insulation layer is the innermost insulation layer of the wall, and accordingly, the membrane must be installed on the exterior of the innermost insulation layer.

A pliable building element installed in this way must have a vapour permeance not less than 0.143 $\mu\text{g}/\text{N.s}$ (often referred to as a class 3 membrane).

ABCB HPS Part 10.8.2 – Exhaust Systems

An exhaust system installed in a bathroom or sanitary compartment 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 flow rate of 40 L/s.



Exhaust from a kitchen, kitchen range hood, bathroom, sanitary compartment, or laundry must discharge directly or via a shaft or duct to outdoor air.

An exhaust system that is not continuously run and is serving a bathroom or sanitary compartment which does not comply with natural ventilation requirements must:

- (a) be interlocked with the rooms light switch, and
- (b) include a run-on timer so that the exhaust continues to operate for 10 minutes after the light switch is turned off.

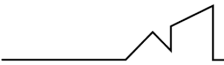
Rooms which are not provided with adequate natural ventilation (5% of the floor area of the room) must be provided with make-up air via openings to an adjacent room with a free area of 14,000 mm², or alternatively as per AS 1668.2.

The bathroom is provided with make-up air via the existing door opening, and the gaps beneath and surrounding the doorway.

Note 1: *The subject site at Glen Oak, NSW (Dungog LGA) is located in NCC Climate Zone 5 (Warm Temperate).*

Note 2: *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.



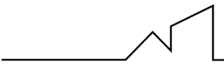
PART H5



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.

CLAUSE/ ASSESSMENT	NOTE
H5D2	Stairway and ramp construction
N/A	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 nor ramps are observed within the building.
H5D3	Barriers and handrails
N/A	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 No requirement – no areas of the building are noted as requiring barriers or handrails. <i>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.</i>



PART H6

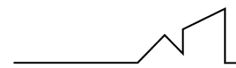


ENERGY EFFICIENCY

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
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H6D2	Application of Part H6
Note	A BASIX certificate and NatHERS assessment is required to be provided for the Class 1 building subject to this report. A BASIX and NatHERS assessment satisfy the requirements of Part H6.



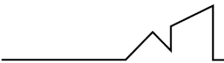
PART H7



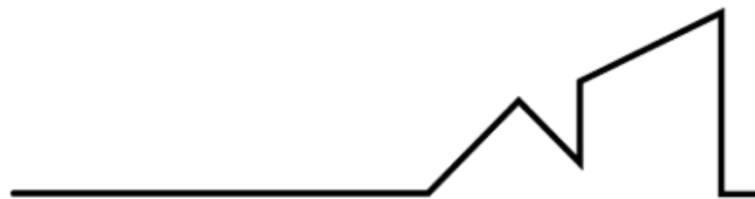
ANCILLARY PROVISIONS AND ADDITIONAL CONSTRUCTION REQUIREMENTS

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 swimming pools have been installed nor modified as a part of the Dairy Shed change of use.
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 not noted as being within a bushfire prone area in current RFS mapping (a designated bushfire prone area). It is recommended that a Bushfire Assessment Report (BAR) or Bushfire Attack Level (BAL) assessment is prepared for the dwelling, which will indicate the BAL rating of the dwelling, and the corresponding level of construction under the Planning for Bushfire Protection 2019 and AS 3959. Class 1a buildings in a designated bushfire prone area must be constructed in accordance with AS 3959, or the NASH Standard – Steel Framed Construction in Bushfire Areas (for steel framed buildings only).



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. A fireplace is installed in the living area of the dwelling, assessed to be a domestic solid fuel burning appliance. As such, confirmation is required that the fireplace has been installed in compliance with AS 2918 is required. Confirmation is best provided via a certificate of compliance from a relevant trade professional (fireplace installer, builder, or the like).



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P E R C E P T I O N P L A N N I N G P T Y L T D

 420 High Street, Maitland NSW 2320

 0437 195 264

 www.perceptionplanning.com.au

 admin@perceptionplanning.com.au

   perception planning