



**WESTERN SYDNEY**  
BUILDING CERTIFIERS

# BCA 2022 INDICATIVE COMPLIANCE REPORT

Lot 101 & 103 Ironbark Rd, Muswellbrook

Report Number: 240420242DS

Prepared for: Freedom Development Group

Dated: 24<sup>th</sup> April, 2024

## Commercial & Residential

BCA Compliance Reports - Complying Development Certificates - Construction Certificates



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# 1 . Introduction

## a. LOCATION, DESCRIPTION AND PROPOSAL

This report has been prepared as supporting documentation for the submission of a Development Application (DA). The proposal consists of an integrated housing development consisting of the construction of 94 semi attached, single storey dwellings. The report will assess the proposal against the requirements of the BCA 2022 Edition.



*Site plan prepared by Debooke Visualisation, project number 23047, dated 10/11/23*

## b. REPORT PURPOSE

The purpose of this report is to provide an indicative compliance assessment for a proposed integrated housing development consisting of the construction of 94 semi attached single storey dwellings. The report will assess the proposal against the requirements of the BCA 2022 Edition.

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



c. BASIS OF REPORT

This report is based upon and limited to:

- The Deemed to Satisfy provisions of the National Building Code of Australia 2022, Volume 2.
- The statutory requirements for BCA Compliance prescribed by the Environmental Planning & Assessment Act 1979 and the Environmental Planning & Assessment Regulations 2021.

d. REFERENCED DOCUMENTS

The following documentation was relied upon when preparing this report:

- Architectural plans prepared by Skyline Architects, dated 25/5/23
- The Deemed to Satisfy provisions of the National Building Code of Australia 2022, Volume 2
- The Deemed to Satisfy provisions of the National Building Code of Australia 2022, Volume 1 (Part D4)
- Environmental Planning and Assessment Regulations
- Environmental Planning and Assessment Act 1979

e. LIMITATIONS AND EXCLUSIONS OF THE AUDIT

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

The limitations and exclusions of this report are as follows:

- The structural adequacy or design of the building;
- This report does not include, or imply compliance with:
  - (a) Occupational Health and Safety Act
  - (b) Construction Safety Act
  - (c) Requirements of other Regulatory Authorities including, but not limited to, Telstra, Sydney Water, Electricity Supply Authority, WorkCover, RTA, Council and the like; and
  - (d) Conditions of Development Consent
  - (e) Assessment of plumbing and drainage installations, including stormwater
  - (f) Assessment of mechanical plant operations, electrical systems or security systems
  - (g) Heritage significance, flooding or Bushfire
  - (h) Consideration of energy or water authority requirements
  - (i) Consideration of Council's local planning policies
  - (j) Environmental or planning issues
  - (k) Requirements of statutory authorities
  - (l) BCA compliance for the whole building
  - (m) Pest inspection or assessment building damage caused by pests (General/visual pest invasion or damage will be reported, however invasive or intrusive inspections have not been carried out)
  - (n) This report does not include an assessment
  - (o) BASIX REQUIREMENTS and Part H6 of Volume 2 of the BCA
  - (p) This report is limited to the proposed development application as described in the report introduction.

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



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

## 2. BCA Assessment Summary

### a. GENERAL

In the context of the Building Code of Australia (BCA), the subject development is described within items below.

### b. BUILDING CLASSIFICATION

The proposal attracts a Building Classification of 1b (Eco-Tourism Facility) & 10a Amenities block.

### c. SUMMARY OF COMPLIANCE & NON-COMPLIANCE INDICATORS

Status	Recommended Action	Explanation
(N/A)	-	Clause not applicable
(C) Complies	None	The building design complies with the relevant DTS clause of the BCA.
(DNC) Does not comply	To comply with the BCA	The building or design does not comply with the DTS requirements. Modification of the design is recommended in order to achieve compliance with the DTS requirements of the BCA or an alternative solution should be proposed.
(IDTA) Insufficient detail to assess	Compliance required	The information on the plans and specification is not detailed enough to allow determination of compliance or non-compliance.
(NTD) Noted	None	The information given by the BCA is noted.
(CA) Compliance achievable	None	Subject to relevant certificates of compliance.

## d. ASSESSMENT

**NCC 2022 Section H – Class 1 and 10 Buildings**
**Part H1 – Structure**

CLAUSE	REQUIREMENT SUMMARY	STATUS	COMMENTS
<b>Structural Provisions</b>			
H1D2	<b>Structural Provisions</b>  Section 2 ABCB Housing Provisions; or Relevant provisions of H1D3 to H1D12; or Any combination thereof. AS1170, AS4055, check engineering	<b>CA</b>	Structural Engineering Plans and supporting structural design certificate for proposed building works, prepared by a practicing structural engineer, shall accompany the associated Construction Certificate application, at the recommendation of Council/Private Certifier.
<b>Site Preparation</b> Compliance with Section 2 of the ABCB Housing Provisions; or the relevant provisions of H1D3 to H1D12; or Combination of both			
H1D3	<b>Site Preparation</b>  <b>Earthworks</b> , 3.1.1.1 Un-retained bulk earthworks- site cut, Un-retained bulk earthworks — fill	<b>CA</b>	Structural Engineering Plans and supporting structural design certificate for proposed building works, prepared by a practicing structural engineer, shall accompany the associated Construction Certificate application, at the recommendation of Council/Private Certifier.
H1D3	<b>Earth Retaining Structures</b> AS4678	<b>N/A</b>	
H1D3	<b>Drainage</b>  Drainage requirements, Surface water drainage, Subsoil drainage, Stormwater drainage,	<b>CA</b>	Sufficient grading of external surface levels has been provided. Hydraulic Engineering Plans and supporting Hydraulic design certificate for proposed building works, prepared by a practicing Hydraulic engineer, shall accompany the associated Construction Certificate application, at the recommendation of Council/Private Certifier.
HD13	<b>Termite Management</b>  Part 3.4 of ABCB Housing Provisions. Termite management systems (AS3660.1), Durable notice	<b>CA</b>	Termite treatment shall be provided to the external perimeter of the development. Details of method of termite treatment shall accompany the associated Construction Certificate application, at the recommendation of Council/Private Certifier.
<b>Footings and Slabs</b>			
H1D4	<b>Footings and Slabs</b>  Application, (check compliance with BCA or check engineers plans are endorsed by practising structural engineer)  (AS2870 or AS3600)  Check Site Classification	<b>CA</b>	Structural Engineering Plans and supporting structural design certificate for proposed building works, prepared by a practicing structural engineer, shall accompany the associated Construction Certificate application, at the recommendation of Council/Private Certifier.





CLAUSE	REQUIREMENT SUMMARY	STATUS	COMMENTS
H1D4	<b>Excavation for footings</b> , Filling under concrete slabs, Foundation for footings and slabs, Slab edge support on sloping sites, Stepped footings, Vapour barriers, Edge rebates	<b>CA</b>	Structural Engineering Plans and supporting structural design certificate for proposed building works, prepared by a practicing structural engineer, shall accompany the associated Construction Certificate application, at the recommendation of Council/Private Certifier.
H1D4	<b>Concrete, Steel reinforcement</b> , AS2870	<b>CA</b>	Structural Engineering Plans and supporting structural design certificate for proposed building works, prepared by a practicing structural engineer, shall accompany the associated Construction Certificate application, at the recommendation of Council/Private Certifier.
H1D4	<b>Site classification</b> (engineers details)	<b>CA</b>	Structural Engineering Plans and supporting structural design certificate for proposed building works, prepared by a practicing structural engineer, shall accompany the associated Construction Certificate application, at the recommendation of Council/Private Certifier.
H1D4	<b>Footing and slab construction</b> (check compliance with BCA or check engineers plans are endorsed by practising structural engineer)	<b>CA</b>	Structural Engineering Plans and supporting structural design certificate for proposed building works, prepared by a practicing structural engineer, shall accompany the associated Construction Certificate application, at the recommendation of Council/Private Certifier.

## Masonry

CLAUSE	REQUIREMENT SUMMARY	STATUS	COMMENTS
<b>Masonry Veneer</b>			
H1D5	AS3700 OR AS4773 Parts 1 & 2 Application, Height of wall limitation, Masonry units, Mortar mixes, Mortar joints, Cavities, Damp-proof courses and flashings — material, Damp-proof courses and flashings — installation, Weepholes, Wall ties, Openings in masonry veneer, Lintels, Vertical articulation joints, Engaged piers	<b>CA</b>	Suitable specifications shall form part of the application for a Construction Certificate.
<b>Cavity Brick - Unreinforced Masonry</b>			
H1D5	AS3700 OR AS4773 Parts 1 & 2	<b>CA</b>	Suitable specifications shall form part of the application for a Construction Certificate.
<b>Single Leaf Unreinforced Masonry</b>			
H1D5	AS3700 OR AS4773 Parts 1 & 2	<b>N/A</b>	Does not apply to this proposal.





CLAUSE	REQUIREMENT SUMMARY	STATUS	COMMENTS
<b>Reinforced Masonry</b>			
H1D5	AS3700 OR AS4773 Parts 1 & 2	CA	Structural Engineering Plans and supporting structural design certificate for proposed building works, prepared by a practicing structural engineer, shall accompany the associated Construction Certificate application, at the recommendation of Council/Private Certifier.
<b>Isolated Masonry Piers</b>			
H1D5	AS3700 OR AS4773 Parts 1 & 2 Application, Piers supporting carports, verandahs, porches and similar roof structures, Piers supporting tiled roofs, Piers supporting sheet roofs, Piers for freestanding carports, Subfloor piers	CA	Structural Engineering Plans and supporting structural design certificate for proposed building works, prepared by a practicing structural engineer, shall accompany the associated Construction Certificate application, at the recommendation of Council/Private Certifier.
<b>Masonry Accessories</b>			
H1D5	AS3700 OR AS4773 Parts 1 & 2	CA	Structural Engineering Plans and supporting structural design certificate for proposed building works, prepared by a practicing structural engineer, shall accompany the associated Construction Certificate application, at the recommendation of Council/Private Certifier.

## Framing

CLAUSE	REQUIREMENT SUMMARY	STATUS	COMMENTS
<b>Steel Framing</b>			
H1D6	<b>Steel Framing</b> NASH Standard, or; AS4100, or; AS/NZS4600	N/A	Does not apply to this proposal.
<b>Timber Framing</b>			
H1D6	<b>Timber Framing</b> AS1684	CA	Structural Engineering Plans and supporting structural design certificate for proposed building works, prepared by a practicing structural engineer, shall accompany the associated Construction Certificate application, at the recommendation of Council/Private Certifier.



CLAUSE	REQUIREMENT SUMMARY	STATUS	COMMENTS
<b>Structural Steel Members</b>			
H1D6	<b>Structural Steel Members</b> AS4100 or AS/NZS4600 Application, Structural steel members, Columns, Corrosion protection	<b>CA</b>	Structural Engineering Plans and supporting structural design certificate for proposed building works, prepared by a practicing structural engineer, shall accompany the associated Construction Certificate application, at the recommendation of Council/Private Certifier.
<b>Roof Cladding</b>			
H1D7	<b>Metal Roofing</b> AS1562.1 and; Figure 2.2.3 Section 2 of ABCB Housing Provisions (for Cyclonic Areas) Corrosion protection and compatibility requirements for roofing, Minimum pitches for metal sheet roofing profiles, Maximum spans, Fixing of metal sheet roofing, Installation of roofing sheets, Flashings and cappings, Water discharge	<b>CA</b>	Detailed housing specifications for proposed sheet roofing elements shall accompany the associated Construction Certificate application, at the recommendation of Council/Private Certifier.  Sufficient pitch has been provided to sheet roofing.
H1D7	<b>Plastic Sheet Roofing</b> AS1562.3	<b>N/A</b>	Does not apply to this proposal.
H1D7	<b>Roof Tiles and Shingles</b> AS2050 Application, Fixing of roof tiles and ancillaries, Flashing, Sarking, Antiponding device/board, Water discharge	<b>N/A</b>	Does not apply to this proposal.
<b>Gutters and Downpipes</b>			
H1D7	<b>Material, Selection of guttering, Installation of gutters, Downpipes</b> – size and installation	<b>CA</b>	Hydraulic Engineering Plans and supporting Hydraulic design certificate for proposed building works, prepared by a practicing Hydraulic engineer, shall accompany the associated Construction Certificate application, at the recommendation of Council/Private Certifier.



CLAUSE	REQUIREMENT SUMMARY	STATUS	COMMENTS
<b>Timber and Composite Wall Cladding</b>			
H1D7	<b>Timber and Composite Wall Cladding</b> <b>Hebel (AAC) – AS5146.1</b> <b>Wall Cladding</b> Application, Timber wall cladding, Wall cladding boards, Sheet wall cladding, Eaves and soffit linings, Flashings to wall openings, Clearance between cladding and ground, Parapet cappings	<b>CA</b>	Suitable specifications for the proposed cladding shall accompany the associated Construction Certificate application, at the recommendation of Council/Private Certifier.
<b>Metal Wall Cladding</b>			
H1D7	Must be designed and constructed in accordance with AS 1562.1.	<b>N/A</b>	Does not apply to this proposal.
<b>Glazing</b>			
H1D8	Sizes and installations Glazing (check compliance with BCA and AS2047 for glazing in external walls and AS1288 for all other glazed assemblies or make sure Spec's reference these standards)	<b>CA</b>	Detailed housing specifications for proposed glazing elements shall be provided to the Principal Certifier indicating compliance with AS2047 and AS1288.
<b>Earthquake Areas</b>			
H1D9	In accordance with Section 2 of ABCB Housing Provisions	<b>N/A</b>	Does not apply to this proposal.
<b>Flood Hazard Areas</b>			
H1D10	Construction in accordance with the ABCB Standard for Construction of Buildings in Flood Hazard Areas	<b>CA</b>	Hydraulic flood analysis to form part of the Development application process and associated requirements shall accompany the associated Construction Certificate application, at the recommendation of Council/Private Certifier.
<b>Attachment of framed decks and balconies to external walls of buildings using a waling plate</b>			
Compliance with Part 12.3 of the ABCB Housing Provisions			
H1D11	Check compliance with Part 12.3 of ABCB Housing Provisions	<b>N/A</b>	Does not apply to this proposal.
<b>Piled Footings</b>			
H1D12	Designed in accordance with AS2159	<b>N/A</b>	Does not apply to this proposal.



## Part H2 – Damp and Weatherproofing

CLAUSE	REQUIREMENT SUMMARY	STATUS	COMMENTS
<b>Drainage</b>			
H2D2	Drainage requirements - AS3500.3	<b>CA</b>	Hydraulic Engineering Plans and supporting Hydraulic design certificate for proposed building works, prepared by a practicing Hydraulic engineer, shall accompany the associated Construction Certificate application, at the recommendation of Council/Private Certifier.
<b>Footings and Slabs</b>			
H2D3	Designed and installed to AS2870	<b>CA</b>	Structural Engineering Plans and supporting structural design certificate for proposed building works, prepared by a practicing structural engineer, shall accompany the associated Construction Certificate application, at the recommendation of Council/Private Certifier.
<b>Masonry</b>			
H2D4	External Walls (Class 1 buildings) Intersections between class 1 and class 10 buildings	<b>CA</b>	Suitable specifications shall form part of the application for a Construction Certificate.
H2D4	<b>Weatherproofing of Masonry</b> AS3700 or AS4773.1 and AS4773.2	<b>CA</b>	Suitable specifications shall form part of the application for a Construction Certificate.
<b>Subfloor Ventilation</b>			
Compliance with Part 6.2 of ABCB Housing Provisions			
H2D5	<b>Subfloor Ventilation</b> , openings, ground clearance, flood affectation	<b>N/A</b>	Proposal incorporates a Slab on Ground design.
<b>Roof and Wall Cladding</b>			
H2D6	<b>Gutters and Downpipes</b> Compliance with AS/NZS3500.3	<b>CA</b>	Hydraulic Engineering Plans and supporting Hydraulic design certificate for proposed building works, prepared by a practicing Hydraulic engineer, shall accompany the associated Construction Certificate application, at the recommendation of Council/Private Certifier.
<b>Glazing</b>			
H2D7	Check compliance with H1D8 (1) Check sizes and installations Glazing (check compliance with BCA and AS2047 for glazing in external walls and AS1288 for all other glazed assemblies or make sure Spec's reference these standards)	<b>CA</b>	Detailed housing specifications for proposed glazing elements shall be provided to the Principal Certifier indicating compliance with AS2047 and AS1288.



CLAUSE	REQUIREMENT SUMMARY	STATUS	COMMENTS
<b>External Waterproofing</b>			
H2D8	Compliance with AS4654.1 and AS4654.2 for flat roofs, terraces, balconies or similar horizontal surfaces  Does not apply to concrete slabs (50mm stepdown) or spaced decking	<b>CA</b>	Suitable specifications shall form part of the application for a Construction Certificate.

### Part H3 - Fire Safety

CLAUSE	REQUIREMENT SUMMARY	STATUS	COMMENTS
<b>Fire hazard properties and non-combustible building elements</b>			
H3D2	General concession — noncombustible materials, Fire hazard properties	<b>NTD</b>	Noted.
<b>Fire separation of external walls</b> Compliance with Part 9.2 of ABCB Housing Provisions			
H3D3	Application, External walls of Class 1 buildings, Measurement of distances, Construction of external walls, Class 10a buildings, Open carports, Allowable encroachments, Roof lights	<b>C</b>	A review of the proposed works adequately demonstrates compliance with this requirement with sufficient fire separation being proposed to service the development.
<b>Fire protection of separating walls and floors</b> Compliance with Part 9.3 of ABCB Housing Provisions			
H3D4	Separating walls, Services in separating walls, Roof lights, Horizontal projections	<b>CA</b>	Suitable specifications shall form part of the application for a Construction Certificate.
<b>Fire separation of garage-top-dwellings</b> Compliance with Part 9.4 of ABCB Housing Provisions			
H3D5	Walls requiring protection, Separating floors	<b>N/A</b>	Does not apply to this proposal.
<b>Smoke alarms and evacuation lighting</b> Compliance with Part 9.5 of ABCB Housing Provisions			
H3D6	Smoke alarm requirements, Location — Class 1a buildings, Location — Class 1b buildings, Installation of smoke alarms Lighting to assist evacuation — Class 1b buildings	<b>CA</b>	Suitable specifications shall form part of the application for a Construction Certificate.



## Part H4 – Health and Amenity

CLAUSE	REQUIREMENT SUMMARY	STATUS	COMMENTS
<b>Wet Areas</b>			
Compliance with AS 3740 or Part 10.2 of the ABCB Housing Provisions			
H4D2	<b>Wet Areas</b> – AS3740 sanitary facilities, bathrooms, laundries and the like.	<b>CA</b>	Detailed housing specifications for wet areas and associated elements shall be provided to the Principal Certifier as part of the Construction Certificate Application, indicating construction to comply with AS3740.
<b>Materials and installation of wet area components and systems</b>			
Compliance with Clauses 10.2.1 to 10.2.6 of ABCB Housing Provisions			
H4D3	Compliance with Clauses 10.2.1 to 10.2.6 of ABCB Housing Provisions and AS3740	<b>CA</b>	Detailed housing specifications for wet areas and associated elements shall be provided to the Principal Certifier as part of the Construction Certificate Application, indicating construction to comply with AS3740.
<b>Room Heights</b>			
Compliance with Part 10.3 of the ABCB Housing Provisions			
H4D4	(check habitable rooms 2.4m, others 2.1m & stairways 2.0m min), sloping ceilings	<b>C</b>	Proposal Complies.
<b>Facilities</b>			
Compliance with Part 10.4 of the ABCB Housing Provisions			
H4D5	<b>Required Facilities</b> (check for kitchen sink, bath or shower, washtub & space for washing machine in same room, closet pan and washbasin)	<b>CA</b>	Proposal is required to incorporate a kitchen sink and facilities for the preparation and cooking of food.
H4D5	<b>Construction of sanitary compartments</b> (check min 1.2 m from pan to door or open out, slide or lift of type hinges)	<b>CA</b>	Proposal to incorporate Lift off Hinges where the distance between pan and door/s does not exceed 1.2m.
<b>Light</b>			
Compliance with Part 10.5 of the ABCB Housing Provisions			
H4D6	Compliance with Part 10.5 of ABCB Housing Provisions <b>Natural light</b> (check natural light to all habitable rooms, min 10% of floor area)	<b>C</b>	Proposal Complies.



CLAUSE	REQUIREMENT SUMMARY	STATUS	COMMENTS
H4D6	Compliance with Part 10.5 of ABCB Housing Provisions  <b>Artificial lighting</b> (Sanitary compartments only)	<b>NA</b>	No Artificial lighting required.
<b>Ventilation</b>			
H4D7	<b>Ventilation requirements</b> (check min 5% of floor area)	<b>CA</b>	Proposal Complies.
H4D7	<b>Location of sanitary compartments</b> (if it adjoins a kitchen an airlock or mechanical vent in compartment is required).  <b>Note:</b> Must also Comply with Condensation management requirements	<b>CA</b>	Proposal complies.
<b>Sound Insulation</b>			
H4D8	Compliance with Part 10.7 of ABCB Housing Provisions  <b>Sound insulation requirements</b> (check compliance with BCA for common walls noting areas where bathrooms or kitchens adjoin habitable rooms)	<b>CA</b>	Suitable specifications shall form part of the application for a Construction Certificate.
H4D8	Determination of airborne sound insulation ratings	<b>CA</b>	Suitable specifications shall form part of the application for a Construction Certificate.
H4D8	Construction of sound insulated walls	<b>CA</b>	Suitable specifications shall form part of the application for a Construction Certificate.
H4D8	Services	<b>CA</b>	Suitable specifications shall form part of the application for a Construction Certificate.
<b>Condensation Management</b>			
Compliance with Part 10.8 of ABCB Housing Provisions			
H4D9	<b>Pliable building membrane</b>  In external walls, must comply with AS/NZS 4200.1; and be installed in accordance with AS/NZS 4200.2	<b>CA</b>	Where a pliable building membrane is proposed as part of the construction, the membrane must be installed in accordance with the relevant provisions of AS4200.1 and AS4200.2.
H4D9	<b>Exhaust Systems</b>  Flow rate and discharge of exhaust systems	<b>CA</b>	Proposal complies.





CLAUSE	REQUIREMENT SUMMARY	STATUS	COMMENTS
H4D9	<p><b>Ventilation of Roof Spaces</b></p> <p>Must have roof space that is 20mm above primary insulation layer (sarking) and;</p> <p>Ventilated to outdoor air through evenly distributed openings; OR</p> <p>Discharge point located immediately underneath the roof tiles of an unsarked tiled roof.</p> <p><b>Exclusions:</b> Concrete Roof, Structural Insulated Panel Roof, BAL FZ Sites.</p>	<b>CA</b>	Method and location of discharge of mechanical ventilation units to be clarified to demonstrate compliance with this part.

## Part H5 – Safe Movement and Access

CLAUSE	REQUIREMENT SUMMARY	STATUS	COMMENTS
<b>Stairway and ramp construction</b>			
Compliance with Part 11.2 of the ABCB Housing Provisions			
H5D2	<b>Stairway construction</b> (check number of risers in flight min 2 max 18, max 3 winders in ¼ landing & 6 in ½ landing, 125mm max gaps in risers, landing min 750mm long)	<b>N/A</b>	Single storey construction. It is noted that existing landing with single riser is not considered a “flight”.
H5D2	<b>Ramps</b> Gradient 1:8, landings at 15m intervals	<b>N/A</b>	Single storey construction. It is noted that existing landing with single riser is not considered a “flight”.
H5D2	<b>Slip-resistance</b> AS4586	<b>N/A</b>	Single storey construction. It is noted that existing landing with single riser is not considered a “flight”.
H5D2	<b>Landings</b> 750mm long and where ground level greater than 3 risers or 570mm	<b>N/A</b>	Single storey construction. It is noted that existing landing with single riser is not considered a “flight”.
H5D2	<b>Thresholds</b> Max 230mm	<b>C</b>	<b>Complies</b>
<b>Barriers and Handrails</b>			
Compliance with Part 11.3 of the ABCB Housing Provisions			
H5D3	<b>Barriers to prevent falls</b> required where trafficable surface is 1m above surface beneath	<b>N/A</b>	Single storey construction. It is noted that existing landing with single riser is not considered a “flight”.
H5D3	<b>Construction of barriers to prevent falls</b> 1m above floor, 865mm above stair nose, 125mm gaps, floors more than 4m barrier must not facilitate climbing	<b>N/A</b>	Single storey construction. It is noted that existing landing with single riser is not considered a “flight”.
H5D3	<b>Handrails</b> be located along one side of flight or ramp	<b>N/A</b>	Single storey construction. It is noted that existing landing with single riser is not considered a “flight”.
H5D3	<b>Construction of wire barriers</b>	<b>N/A</b>	Single storey construction. It is noted that existing landing with single riser is not considered a “flight”.



CLAUSE	REQUIREMENT SUMMARY	STATUS	COMMENTS
H5D3	<b>Protection of openable windows - bedrooms</b> required for bedroom windows where bedroom floor is 2m or more above the surface beneath	N/A	Single storey construction. It is noted that existing landing with single riser is not considered a "flight".
H5D3	<b>Protection of openable windows – rooms other than bedrooms</b>	N/A	Single storey construction. It is noted that existing landing with single riser is not considered a "flight".

#### Part H7 - Ancillary provisions and additional construction requirements

CLAUSE	REQUIREMENT SUMMARY	STATUS	COMMENTS
<b>Swimming Pools</b>			
H7D2	Must comply with AS 1926.1, AS 1926.2, & AS 1926.3.	N/A	Does not apply to this proposal.
<b>Construction in Alpine Areas</b>			
Compliance with Part 12.2 of the ABCB Housing Provisions			
H7D3	External doors	N/A	Does not apply to this proposal.
H7D3	External trafficable structures	N/A	Does not apply to this proposal.
H7D3	Clear spaces around buildings	N/A	Does not apply to this proposal.
<b>Construction in Bushfire Prone Areas</b>			
H7D4	<b>Application</b> Must comply with AS 3959; or NASH Standard – Steel Framed Construction in Bushfire	CA	Bushfire compliance to be verified at the time of the Construction Certificate Application.
<b>Heating appliances, fireplaces, chimneys and flues</b>			
Compliance with Part 12.4 of the ABCB Housing Provisions			
H7D5	<b>Domestic solid fuel burning appliance</b> , AS/NZS2918 only	N/A	Does not apply to this proposal.
H7D5	<b>Open fireplace construction</b>	N/A	Does not apply to this proposal.
H7D5	<b>Chimney Construction</b> Chimney termination height- 300 mm min. above the highest part of the building within 3.6m.	N/A	Does not apply to this proposal.
H7D5	<b>Installation of insert fireplaces and flues</b>  Must comply with AS/NZS 2918, double skin flue, 50mm clearance to adjacent materials, hearth construction	N/A	Does not apply to this proposal.



CLAUSE	REQUIREMENT SUMMARY	STATUS	COMMENTS
H7D5	<p><b>Installation of free standing heating appliances</b></p> <p>The appliance must—</p> <ul style="list-style-type: none"><li>(i) be installed with safety clearances determined by testing in accordance with AS/NZS 2918; or</li><li>(ii) be located not less than 1.2 m from adjoining walls (other than a masonry wall); or</li><li>(iii) have a heat shield between the adjoining wall (other than a masonry wall)</li></ul>	<b>N/A</b>	Does not apply to this proposal.



### 3. Recommendations

It is recommended that the following conditions of Development Consent be imposed by Muswellbrook Shire Council with respect to compliance with the BCA;

- All building work must be carried out in accordance with the current provisions of the Building Code of Australia (National Construction Code).
- Access and services for people with disabilities shall be provided to the buildings, in accordance with the requirements of the Access to Premises Standard 2010 and the National Construction Code. Detailed plans, documentation and specification must accompany the application for a Construction Certification to the satisfaction of the Certifying Authority.

### 4. Conclusion

It is in my opinion that subject to obtaining the certificates requested in the recommendation's component of this report (and verification that the certificates are suitable and are prepared to an acceptable standard), compliance with the deemed to satisfy provisions of the Building Code of Australia is achievable.

A handwritten signature in black ink, appearing to read 'Deniz Sertlioglu'.

*Deniz Sertlioglu*  
*Graduate Diploma Building Surveying*  
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