


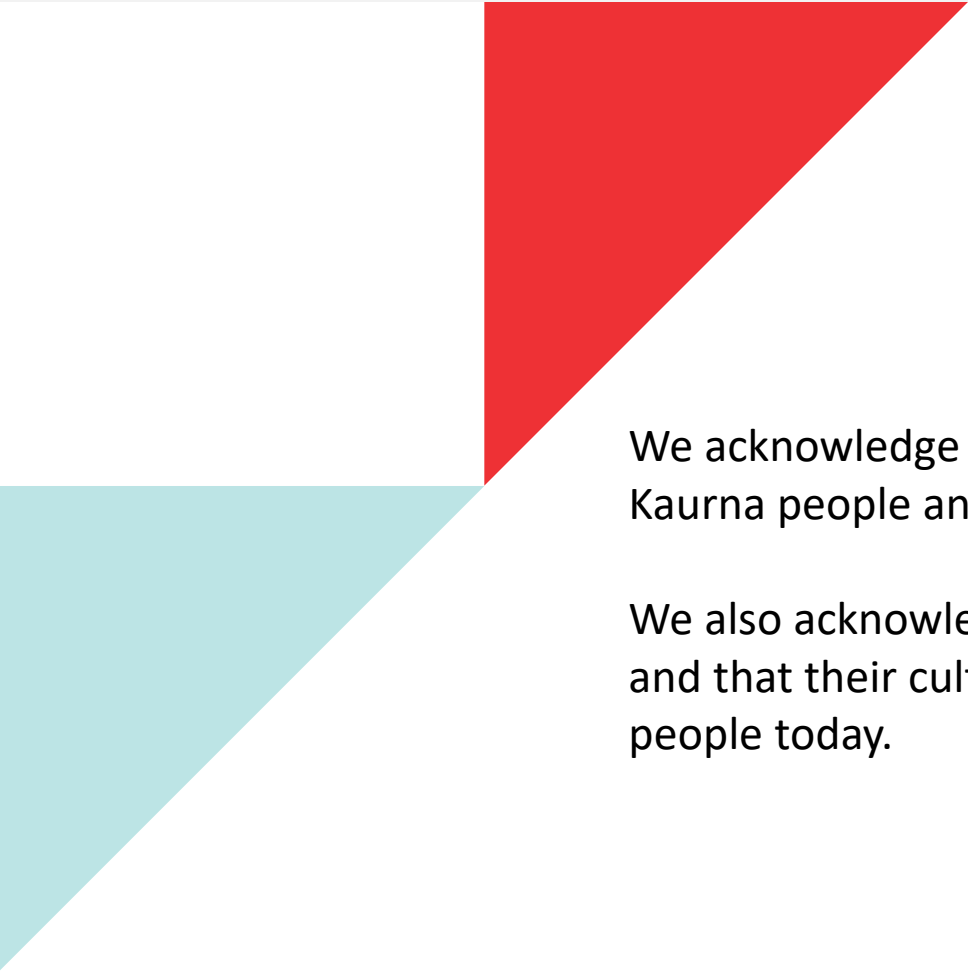
*Update for Practitioners (councils and
accredited professionals)*

NCC 2022 Modern Homes Transitional Arrangements

27 March 2025

Acknowledgement of Country

PlanSA

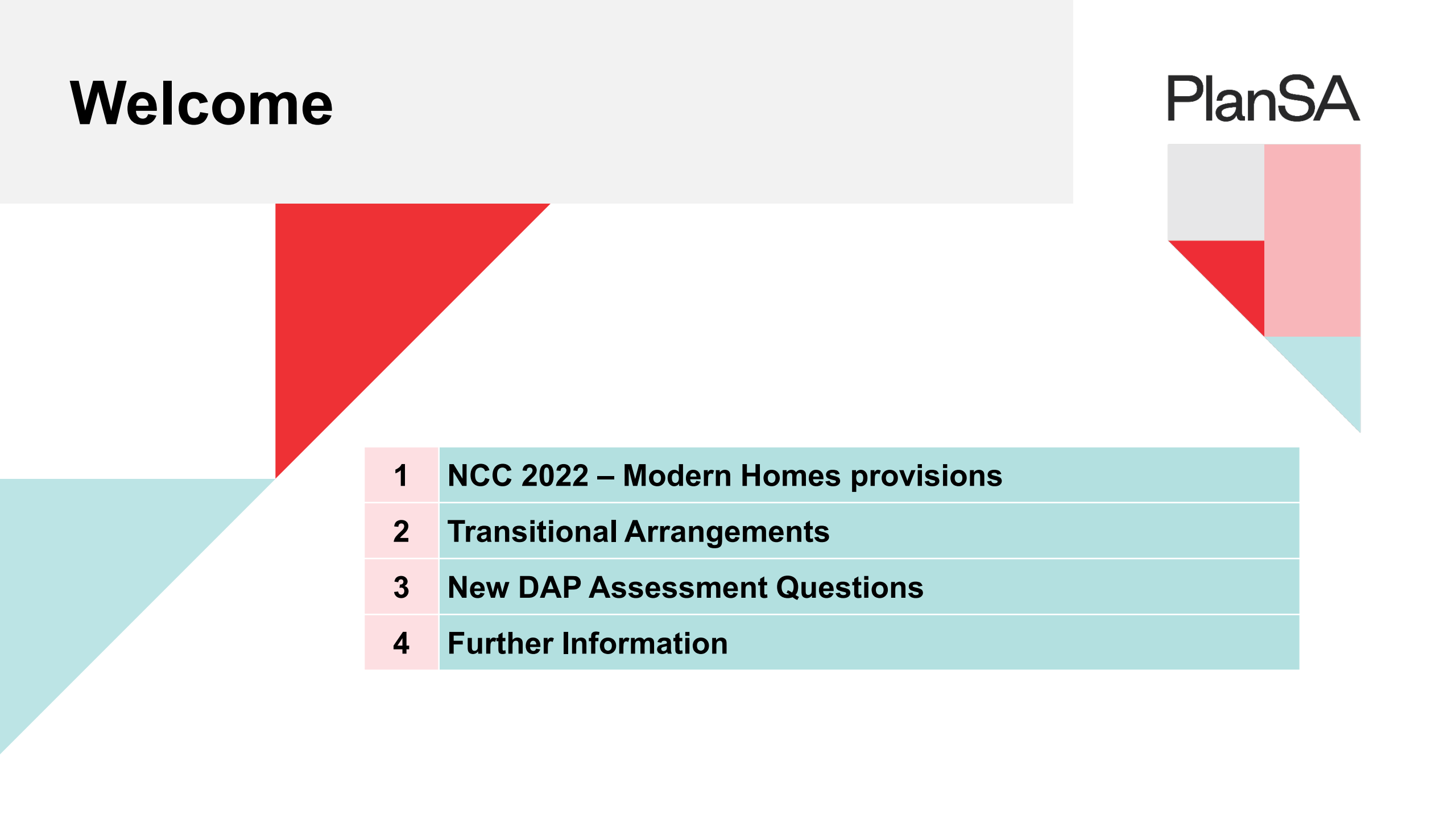
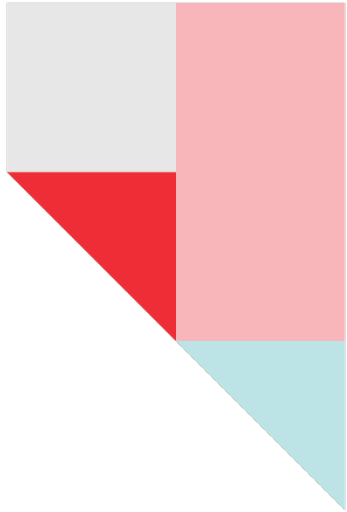


We acknowledge this land that we meet on today is the traditional lands for the Kurna people and that we respect their spiritual relationship with this Country.

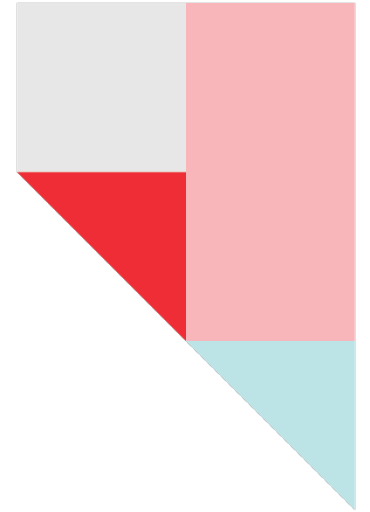
We also acknowledge the Kurna people as the custodians of the Adelaide region and that their cultural and heritage beliefs are still as important to the living Kurna people today.

Welcome

PlanSA

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|----------|---|
| 1 | NCC 2022 – Modern Homes provisions |
| 2 | Transitional Arrangements |
| 3 | New DAP Assessment Questions |
| 4 | Further Information |

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NCC 2022 – Modern Homes provisions

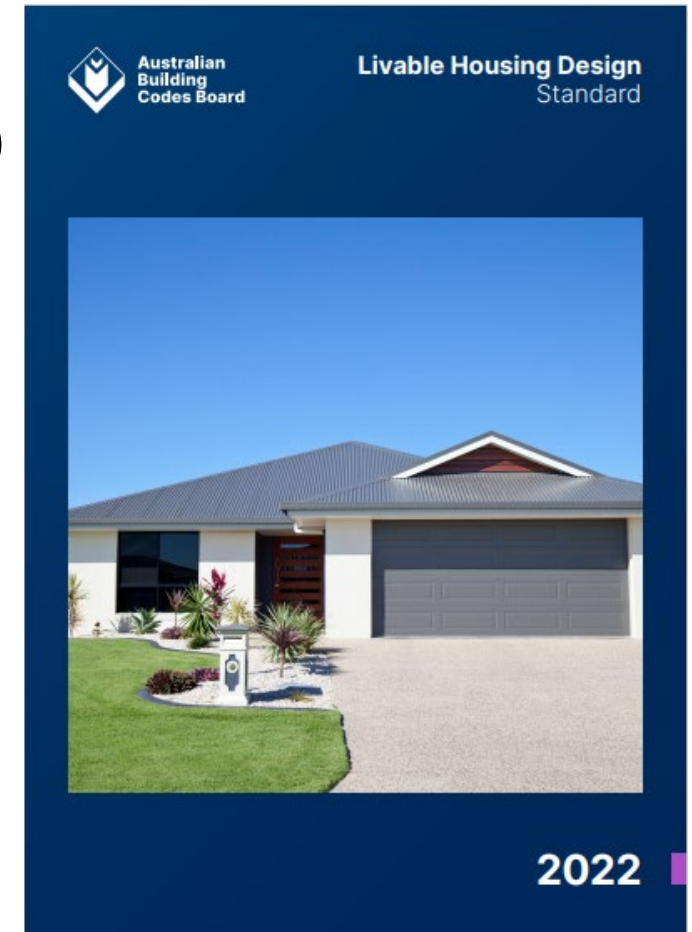
- NCC 2022 was adopted nationally on 1 May 2023 except for modern homes provisions (deferred nationally until 1 October 2023).
- South Australia provided additional 12-month transition period.
- NCC 2022 modern homes provisions were adopted on 1 October 2024.
- Implementation for alterations and/or additions to existing Class 1 dwellings has been delayed to 1 May 2026 (announced 27 March 2025).
- 10-year moratorium on NCC provisions that may impede housing affordability announced August 2024 – minimum requirements will remain at NCC 2022 levels:
 - ✓ 7-star equivalent for energy efficiency (thermal performance)
 - ✓ ‘silver’ level for livable housing design.

- Transitional arrangements were developed in consultation with NCC 2022 Implementation Working Group to consider and address industry and sector specific impacts.
- Minister for Planning confirmed agreed outcomes following the Ministerial Liaison Group meeting on 6 November 2023.
 - ✓ General concession
 - ✓ Energy efficiency concession
 - ✓ Livable housing design concession
- Concessions and implementation of new provisions to be reviewed 18 months after implementation (mid 2026).

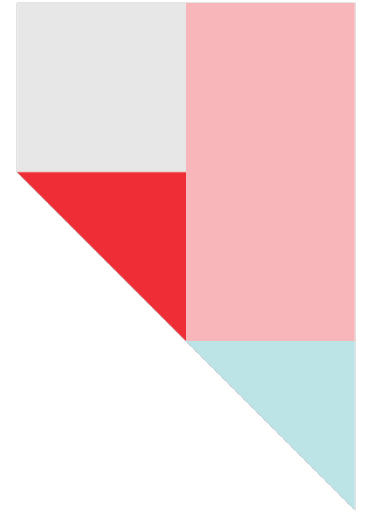
- **Energy efficiency** (Section J or Part H6):
 - ✓ increased thermal construction requirements to 7-star energy ratings
 - ✓ new whole-of-home annual energy use budget for domestic services (hot water, lighting, pool / spa pumps) for Class 1 buildings
 - ✓ Energy use requirements for key equipment for Class 2 buildings.
- **Condensation management** (Part F8 or Part H4 – H4P7 / H4V5 / H4D9).
- Apply to Class 1 buildings and sole-occupancy units of Class 2 buildings.
- ABCB Housing Provisions (Class 1 buildings)
- Guidance material available from www.abcb.gov.au
 - ✓ ABCB Housing Energy Efficiency Handbook
 - ✓ ABCB Apartment Energy Efficiency Handbook

NCC 2022 Modern Homes provisions

- **Livable housing design** (Part G7 or Part H8) to improve accessibility:
 - ✓ step-free access paths and entrances
 - ✓ minimum door and hallway widths
 - ✓ compliant toilet (entry or lowest level with habitable room)
 - ✓ step-free shower
 - ✓ wall reinforcement for future grab rails.
- Apply to Class 1a buildings and sole-occupancy units of Class 2 buildings (Class 1b - Part D4 access provisions)
- ABCB Standard for Livable Housing Design
- NCC 2022 access path exemptions
- Guidance material available from www.abcb.gov.au
 - ✓ ABCB Livable Housing Design Handbook



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Transitional Arrangements



Ministerial Building Standard 007

Modifications to the Building Code of Australia (MBS007)

- Modifies the NCC to provide SA concessions in relation to the provisions.
- Gives effect to the concessions to the liveable housing and energy efficiency provisions as of 1 October 2024.

Amendment 4 (gazetted 27 March 2025)



Ministerial Building Standard 013

Application of NCC modern homes provisions to existing class 1 buildings (MBS013)

- MBS 013 specifies energy efficiency and livable housing design deemed-to-satisfy provisions for new building work to existing Class 1 dwellings to support compliance with the requirements of the National Construction Code (NCC) modern homes provisions where assessment is difficult due to the disparity between new and existing standards of construction.

MBS 013 will apply from 1 May 2026

New *Advisory Notice* to provide guidance in using MBS 013
(*Advisory Notice 03/12* remains for applying 6-star requirements)

- Applies where a development application (planning or building consent)
 - ✓ lodged prior to 1 October 2024 for new Class 1 homes
 - ✓ lodged prior to 1 October 2024 for individual apartments in Class 2 apartment buildings
 - ✓ lodged prior to 1 May 2026 for new building works to existing Class 1 homes (alterations and additions).
- Can be assessed under relevant parts of NCC 2019:
 - ✓ energy efficiency under NCC 2019
 - ✓ condensation management under NCC 2019
 - ✓ livable housing design provisions do not apply.

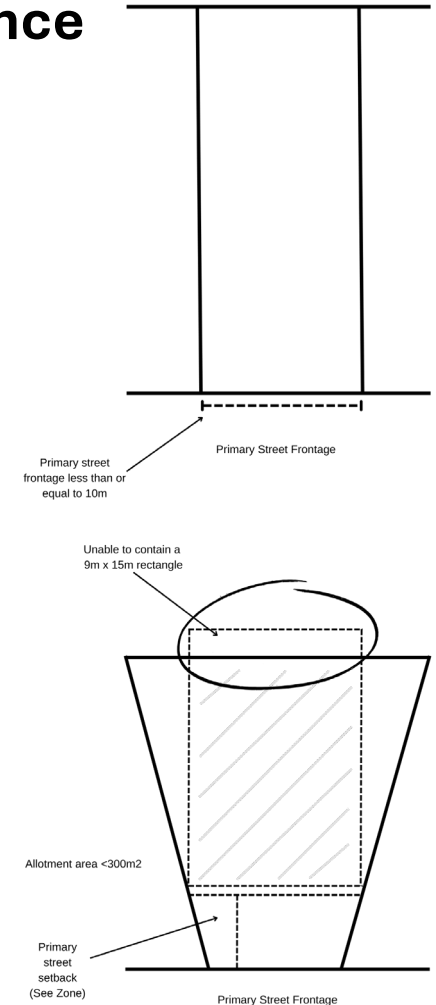
- For the purposes of MBS 007, ***lodged*** means an application has been lodged electronically via the SA planning portal, lodged with the relevant authority at the principal office of the relevant authority, or lodged with an accredited professional in such manner as the accredited professional may require as per regulations 29(1) and 29(2) of the *Planning, Development and Infrastructure (General) Regulations 2017*.
 - ✓ Review to confirm application meets requirements for verification to commence at later date
 - ✓ Relevant authority must lodge application on the SA planning portal within 5 business days after receipt of application (as per regulation 29(4))
 - ✓ Evidence of receipt before 1 October 2024 included with application
 - ✓ Verification and fees paid not required before 1 October 2024.

- Applications to vary a consent issued under general concession reviewed to confirm if they can be assessed as a variation or require a new application.
 - ✓ Variations can be assessed under relevant parts of NCC 2019.
 - ✓ New applications must comply with NCC 2022.

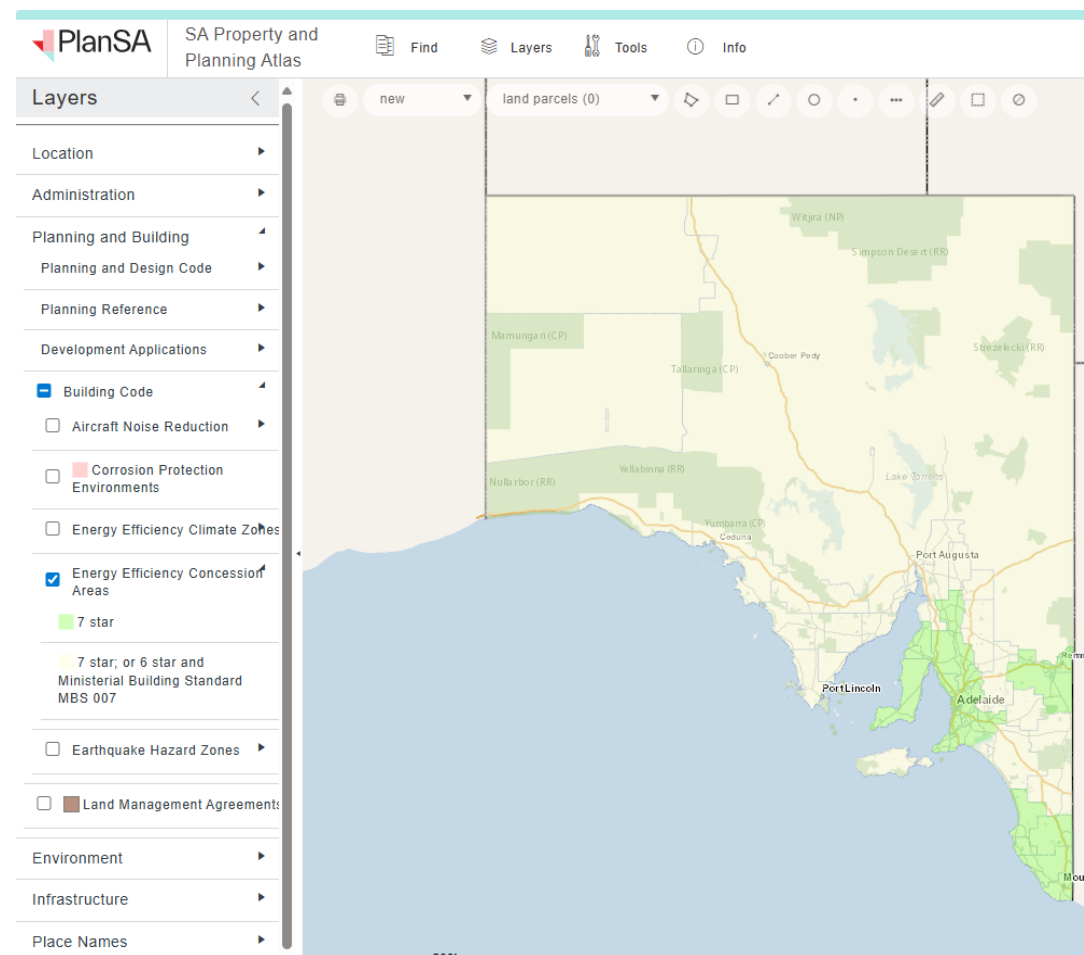
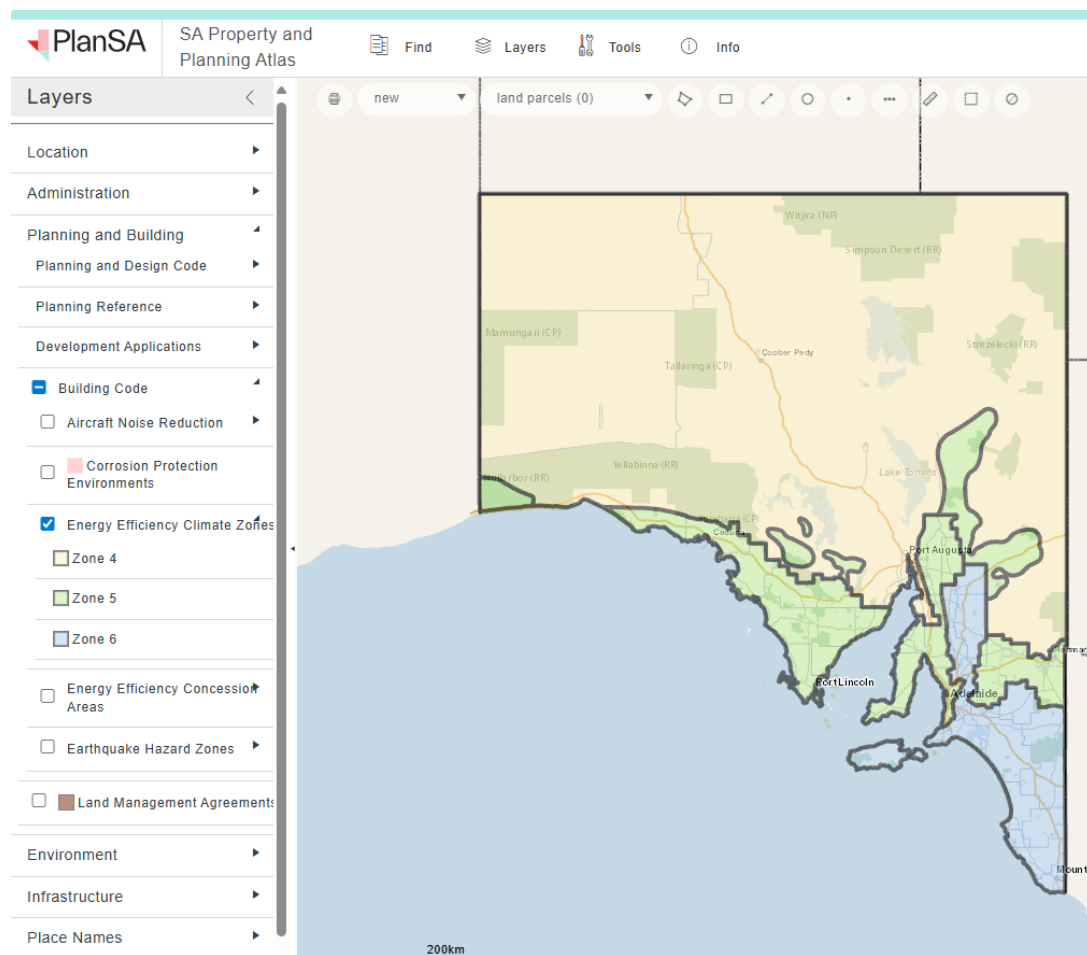
Energy Efficiency concession

- **Allows some homes to be built to the NCC 2019 thermal performance requirements (6-star) instead of NCC 2022 (7-star).**
- Must comply with NCC 2022 energy usage and condensation management requirements.
- Applies to Class 1a and Class 1b homes:
 - ✓ constructed on existing small or irregular allotment (existing as of 1 May 2026)
 - ✓ used as workers' accommodation or tourist accommodation
 - ✓ manufactured off site with a floor area of 70 sqm or less
 - ✓ manufactured off site and located in a designated location.

(Refer to MBS 007 for definitions)



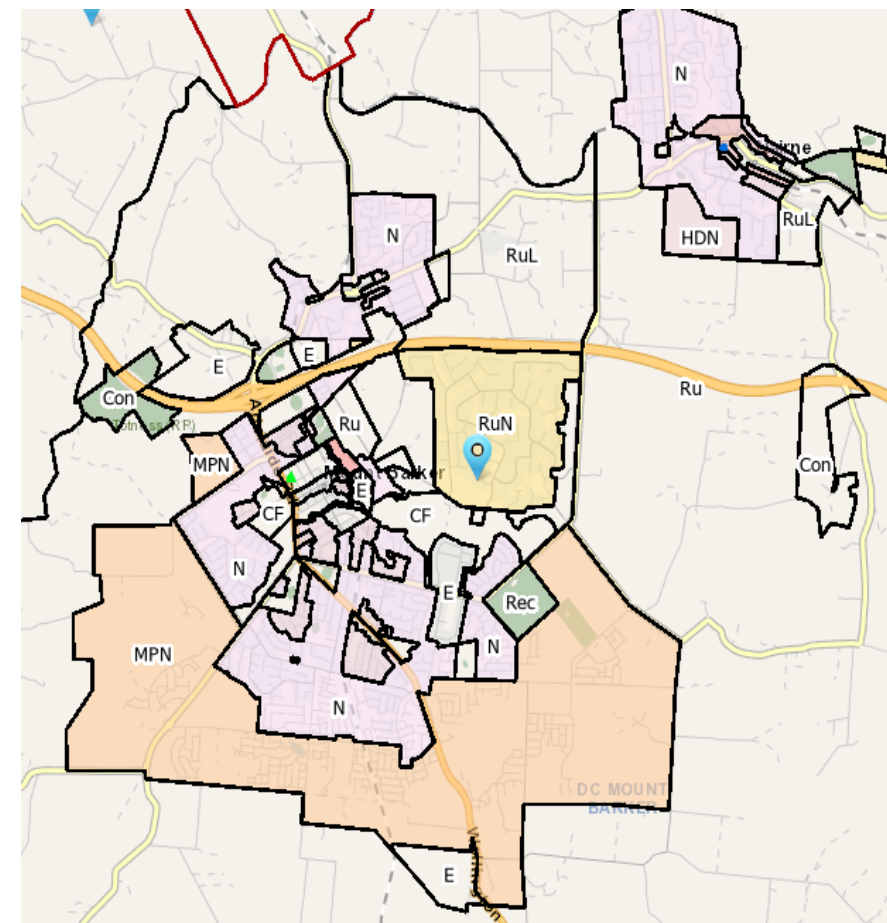
Energy Efficiency concession



- Instructions on how to use SAPPA can be found at [South Australian property and planning atlas | PlanSA](#).
- Zoning for a property is covered under the Layers to explore drop-down (to find Master Planned Neighbourhood Zone at Mt Barker).
- Energy efficiency layers can be found via Layers button at top of SAPPA window:
 - ✓ Layers > Planning and Building > Building Code > Energy Efficiency Climate Zones
 - ✓ Layers > Planning and Building > Building Code > Energy Efficiency Concession Areas
- Mapped Energy Efficiency Concession Areas will not change
 - ✓ legend now shows updated star ratings and references *MBS 007*.

Energy Efficiency concession

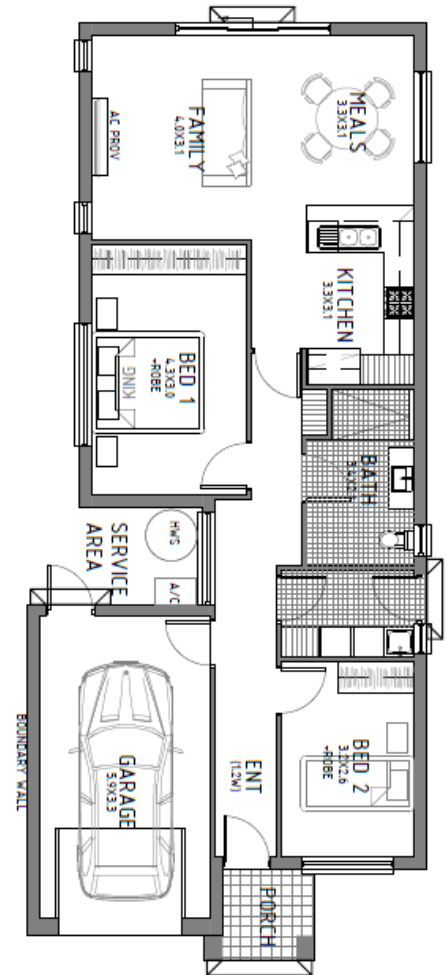
- Applies to Class 1a and Class 1b homes (time-limited):
 - ✓ constructed on small or irregular allotment created as part of land division lodged prior to 1 May 2026 – application for building consent must be lodged prior to 1 January 2027
 - ✓ located in Master Planned Neighbourhood Zone of Mount Barker – application for building consent must be lodged prior to 1 May 2026



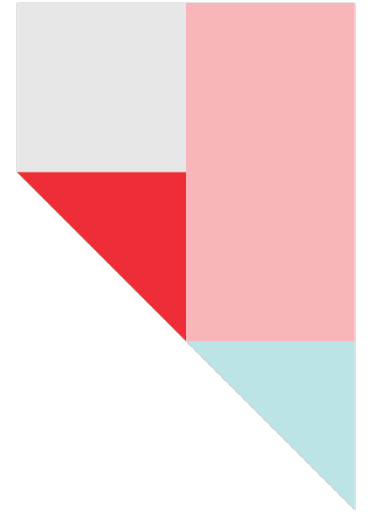
Livable Housing concession

- **New livable housing design requirements will not apply to some homes.**
- Must still provide wall reinforcement to facilitate future grab rails.
- Applies to Class 1a homes:
 - ✓ constructed on small or irregular allotment created as part of land division lodged prior to 1 May 2026 – application for building consent must be lodged prior to 1 January 2027
 - ✓ constructed on existing small or irregular allotment (existing as of 1 May 2026)
 - ✓ used as workers' accommodation or tourist accommodation
 - ✓ manufactured off-site with a floor area of 70 sqm or less.

(Refer to MBS 007 for definitions)



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New DAP Assessment Questions

- New questions added to DAP building assessment to support mandatory national and state reporting on the implementation of the NCC 2022 modern homes provisions:
 - ✓ Net Zero strategies for energy efficiency
 - ✓ Housing accessibility for livable housing design
- Data collection related to concessions will also inform implementation review.
- Questions appear for Class 1a, Class 1b and Class 2 buildings.
- Any concessions applied captured at building assessment (mandatory)
 - ✓ confirms when concession applied and reason for concession
 - ✓ where more than one applies, primary concession reason should be selected
 - ✓ concession reason for additions and alterations to Class 1 buildings to be added.
- Related DAP enhancement will capture number of dwellings.

Building Consent – New Assessment Questions

Building Consent – Under Assessment] Assessment Info page & Additional Consent Info

SummaryDocumentsFeesRFIsAssessment InfoInsuranceRequired NotificationsReferrals

< Development application 24002345

Additional consent info

Edit

Has Construction Industry Training Fund Levy (CITB) been provided by the Applicant?
No

Reason why CITB has not been provided *

National Housing and Homelessness Agreement Indicators
None selected

Building or Building Work: test

Building or Building Work: test

Edit

Description

Classification

1A - Detached house/ Fire separated attached dwelling

Is Certificate of Occupancy required?
No

Edit Building Consent Info

Help for this section

Add Assessment Checklist (Optional)

Document	Document Category	Document Type
UPLOAD	-- Select One --	-- Select One --

Note: You may select multiple documents to upload simultaneously.

Has Construction Industry Training Fund Levy (CITB) been provided by the Applicant? *

☐ Yes

☒ No

Reason why CITB has not been provided *

National Housing and Homelessness Agreement Indicators *

☐ An extension to an existing dwelling that adds at least one room that may be used as a bedroom

☐ A new detached or semi-detached residential dwelling

☐ Developments that include multiple residential dwellings (including mixed developments)

☐ Not Applicable

Energy Efficiency & Livable Housing Design Concession Indicators

For more information refer to [NCC 2022 modern homes provisions](#) and [Ministerial Building Standard \(MBS\) 007](#).

1

Building/Building Work: <name, e.g. Single storey dwelling>

Building/building work used a concession pathway? *

☐ Yes

☐ No

Select concession reason *

Detached house / Fire separated attached dwelling
Irregular allotment
Mt Barker Master Planned Neighbourhood Zone (MPNZ)
Manufactured off-site - 60sqm or less
Manufactured off-site in designated location
Small allotment
Worker or tourist accommodation

Building/building work used a concession pathway? *

☐ Yes

☐ No

Select the concession reason *

Detached house / Fire separated attached dwelling
Irregular allotment
Manufactured off-site - 60sqm or less
Small allotment
Worker or tourist accommodation

Existing small / irregular allotment? *

☐ Yes

☐ No

Existing small / irregular allotment? *

☐ Yes

☐ No

CANCEL

SUBMIT

Building Consent – Under Assessment] Assessment Info page & Additional Consent Info

1

Energy Efficiency & Livable Housing Design Concession Indicators

For more information refer to [NCC 2022 modern homes provisions](#) and [Ministerial Building Standard \(MBS\) 007](#).

2

Building work containing Class 1A

3

Building/Building Work: <name, e.g. Single storey dwelling>

4	a	National Construction Code (NCC) Part H6 – Energy Efficiency *	Class 1A	Building/building work used a concession pathway? * <div><input type="radio"/> Yes</div> <div><input type="radio"/> No</div>	ii	Select concession reason * <div>iii</div>	
	b	National Construction Code (NCC) Part H8 – Livable Housing Design *	Class 1A	Building/building work used a concession pathway? * <div><input type="radio"/> Yes</div> <div><input type="radio"/> No</div>		Select the concession reason * <div>iii</div>	<div>Building consent lodged before 1 January 2027 (irregular/small allotment) Development application lodged before 1 October 2024 Irregular /small allotment (existing) Mt Barker Master Planned Neighbourhood Zone (MPNZ) Manufactured off-site - 60 sqm or less Manufactured off-site - designated location Worker or tourist accommodation</div>

☐

Not applicable for this stage.

Drop down menus have been updated to reflect current concessions

Building Consent – Concession Indicators

Energy Efficiency & Livable Housing Design Concession Indicators

For more information refer to [NCC 2022 modern homes provisions](#) and [Ministerial Building Standard \(MBS\) 007](#).

2

Building work containing Class 1B

Building/Building Work: <name, e.g. Single storey dwelling>

3

a

National Construction Code (NCC)
Part H6 – Energy Efficiency *

Class
1B

Building/building work used a
concession pathway? *

- ☐ Yes
☐ No

Select concession reason *

Building consent lodged before 1 January 2027 (irregular/small allotment)
Development application lodged before 1 October 2024
Irregular /small allotment (existing)
Mt Barker Master Planned Neighbourhood Zone (MPNZ)
Manufactured off-site - 60 sqm or less
Manufactured off-site - designated location
Worker or tourist accommodation

Drop down menus
have been updated to
reflect current
concessions

Energy Efficiency & Livable Housing Design Concession Indicators

For more information refer to [NCC 2022 modern homes provisions](#) and [Ministerial Building Standard \(MBS\) 007](#).

Building work containing Class 2

Building/Building Work: <name, e.g. 2 storey apartment complex>

c

National Construction Code (NCC)
Section J – Energy efficiency*

Class
2

Building/building work used a concession pathway? *

- ☐ Yes
☐ No

Select concession reason *

Development application lodged before 1 October 2024

d

National Construction Code (NCC)
Part G7 – Livable Housing Design*

Class
2

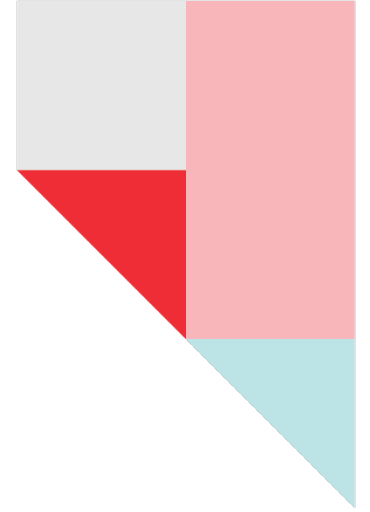
Building/building work used a concession pathway? *

- ☐ Yes
☐ No

Select concession reason *

Development application lodged before 1 October 2024

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Further Information

Further Information

- **NCC Modern Homes landing page**

plan.sa.gov.au/en/ncc-modern-homes

- ✓ Links to relevant advisory and guidance information / FAQs / resources.
- ✓ MBS 013 update late 2025.
- ✓ Let us know what information and resources you would like to see
DHUD.BuildingConsultation@sa.gov.au

- Updates via Building Standard and Planning Ahead newsletters.
- Queries through the PlanSA Service Desk PlanSA@sa.gov.au for response.



The screenshot shows the PlanSA website interface. At the top, there is a navigation bar with the PlanSA logo, a search bar, and links for Online Payments, Register, Login Options, and Find something. Below this is a secondary navigation bar with links for Development applications, State snapshot, Have your say, Our planning system, and Resources. The main content area features a breadcrumb trail: Home > Resources > NCC 2022 modern homes provisions. The title of the page is "NCC 2022 modern homes provisions". The text below the title states: "The Modern Homes provisions in the [National Construction Code \(NCC\) 2022](#) commence in South Australia on 1 October 2024." It further explains: "The new provisions will ensure that our homes are more comfortable for our changing climate, as well as easier to use and more adaptable to our changing needs, supporting housing choice and ageing in place for everyone." On the right side, there is a section titled "Related content" with links for Building, Building Code, and Certificate of Occupancy.