



16 February 2018

F00678 (18/35702)

Director, Environment and Building Policy  
GPO Box 39  
Sydney, NSW 2001  
via on-line submission

Director

**SUBJECT                      Submission on draft regulation for Identification of  
Buildings with Combustible Cladding**

Council appreciates the opportunity to make a submission on the above proposed regulation in relation to the identification of buildings with combustible cladding. The primary issue of concern is the impact of the definition of combustible cladding, as drafted, to include weatherboard and other similar products. This would effectively make the use of weatherboard, as non-combustible cladding, code assessable.

The Blue Mountains contain a large number of dwellings where the predominant cladding of the dwelling is weatherboard. It is acknowledged a number of these dwellings fall within Heritage Conservation Areas, or are listed items themselves, where the current circumstance is that Exempt Development is not possible. However there are significantly more dwellings that fall outside these listed heritage area, but which nonetheless fall within a recognisable streetscape character of predominantly weatherboard dwellings.

With the introduction of the draft regulation it is considered likely such dwellings could see an incremental change external cladding away from weatherboard, leading to a medium to long change in residential character for these areas. While alternative non-combustible weatherboard style material is available, the use of such material could impact on future heritage listing of properties. The impact of such a change on the residential character of the Blue Mountains would be significant, and could be replicated in many other areas with similar building stock

This type of impact has not been explicitly addressed in any of the documentation on exhibition and it is assumed this issue has not been identified to date. It is therefore requested that specific consideration be given to this important matter.

I would welcome the opportunity to discuss this further, and can be contacted on 4780 5591 or [kbarrett@bmcc.nsw.gov.au](mailto:kbarrett@bmcc.nsw.gov.au).

Yours faithfully

A handwritten signature in black ink, appearing to be "KB" or "Kim Barrett", written in a cursive style.

**KIM BARRETT**  
**Manager, Development and Planning Services**