

## Building Assessment Referral Response

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|---------------------------------|---|
| Application Number:             | DA2020/0830   |
| Date:                           | 07/08/2020  |
| To:                             | Kent Bull   |
| Land to be developed (Address): | Lot 327 DP 12316 , 10 Kimo Street NORTH BALGOWLAH<br>NSW 2093 |

### Reasons for referral

This application seeks consent for Class 2-9 Buildings (i.e. all buildings except a dwelling, garage, shed, gazebo or swimming pool/spa) which include:

- Alterations and Additions; or
- Change of Use

And as such, Councils Building Assessment officers are required to consider the likely impacts.

### Officer comments

**No objections subject to conditions to ensure necessary upgrading works and compliance with the Building Code of Australia.**

The proposal is therefore supported.

Note: Should you have any concerns with the referral comments above, please discuss these with the Responsible Officer.

### Recommended Building Assessment Conditions

#### **CONDITIONS TO BE SATISFIED PRIOR TO THE ISSUE OF THE CONSTRUCTION CERTIFICATE**

#### **Sydney Water Tap In**

For works over or adjacent to Sydney Water assets a Sydney Water Building Plan Approval is to be obtained through the Sydney Water Tap In website ([www.sydneywater.com.au/tapin/index.htm](http://www.sydneywater.com.au/tapin/index.htm)). Details demonstrating compliance are to be provided to the Certifying Authority prior to the issue of the Construction Certificate.

**Reason:** To ensure construction or excavation does not occur within the zone of influence of any Sydney Water asset and that the structures are clear of Sydney Water assets.

## **Upgrading Works to comply with the National Construction Code, Fire Separation and Laundry Facilities**

### **a) Fire Separation - External Walls**

The external walls of the proposed secondary dwelling where less than 900mm from an allotment boundary (or less than 1.8m from another building on the same allotment other than an appurtenant Class 10 building or a detached part of the same Class 1 building), shall have a FRL 60/60/60. Any openings within these walls where approved as part of this Consent, are to be protected in accordance with Part 3.7 of the Building Code of Australia –‘Fire Safety’.

Details demonstrating compliance are to be provided to the Certifying Authority prior to the issue of the Construction Certificate.

Reason: To ensure adequate provision is made for fire safety and for building occupant safety

### **b) Weatherproofing of Masonry**

The existing walls being retained for the building that is proposed to be converted to a secondary dwelling are required to comply with Part 3.3.4 of the Building Code of Australia –‘Weatherproofing of Masonry’.

Details demonstrating compliance are to be provided to the Certifying Authority prior to the issue of the Construction Certificate.

Reason: To ensure adequate provision is made for building occupant health and amenity

### **c) Laundry Facilities**

The layout of the secondary dwelling is to be modified to incorporate clothes washing facilities, comprising of at least one washtub and space in the same room for a washing machine in accordance with Part 3.8.3 of the Building Code of Australia –‘Facilities’.

Details demonstrating compliance are to be provided to the Certifying Authority prior to the issue of the Construction Certificate.

Reason: To ensure adequate provision is made for building occupant health and amenity

### **d) Carport structure - Fire Separation**

The proposed carport structure is to be modified where required/constructed in a manner, which ensures compliance with Part 3.7 of the Building Code of Australia –‘Fire Safety’.

Details demonstrating compliance are to be provided to the Certifying Authority prior to the issue of the Construction Certificate.

Reason: To ensure adequate provision is made for fire safety and for building occupant safety