

Building Assessment Referral Response

Application Number:	DA2024/0402
Proposed Development:	Subdivision of one lot into two and construction of a semi detached dwelling on each lot
Date:	24/04/2024
To:	Maxwell Duncan
Land to be developed (Address):	Lot B DP 346968 , 11 Nield Avenue BALGOWLAH NSW 2093 Lot 1 DP 200881 , 9 Nield Avenue BALGOWLAH 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

The application has been investigated with respect to aspects relevant to the Building Certification and Fire Safety Department. There are no objections to approval of the development.

Note: The proposed development may not comply with some requirements of the BCA. Issues such as these however may be determined at Construction Certificate stage.

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

Fire Separation - Class 1 Buildings

A. The external walls of the proposed secondary dwelling where less than 900mm from an allotment boundary or less than 1.8 m from another building on the same allotment other than a Class 10 building associated with the Class 1 building or a detached part of the same Class 1 building and any openings within these walls is required to comply with Part 9.2.1 of the National Construction Code – Housing Provisions – ‘External walls of a Class 1 building’.

B. A separating wall between Class 1 buildings, or a wall that separates a Class 1 building from a

Class 10a building which is not associated with the Class 1 building is required to comply with Part 9.3 of the National Construction Code – Housing Provisions – ‘Fire Protection of Separating Walls and Floors’.

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

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