

Building Assessment Referral Response

Application Number:	DA2020/1651
Date:	14/01/2021
To:	Gareth David
Land to be developed (Address):	Lot 82 DP 23429 , 27 Grenfell Avenue NORTH NARRABEEN NSW 2101

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 respects to aspects relevant to the Building Certification and Fire Safety Department. There are no objections to approval of the development subject to inclusion of the attached conditions of approval and consideration of the notes below.

Note: The proposed development may not comply with some requirements of the BCA and the Premises Standards. Issues such as this 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 Safety - Separating floors (Clause 3.7.4.3 Volume 2, BCA)

- (a)
- Where parts of a Class 1a dwelling are located above or below a Class 10a private garage that is not associated with the Class 1a dwelling, any floor separating the Class 1a dwelling from the Class 10a private garage not associated with the dwelling must—
- (i)
- be a floor/ceiling or floor/soffit system incorporating a ceiling or soffit which has a resistance to the incipient spread of fire to the space above itself of not less than 60 minutes; or
- (ii)

- have an FRL not less than 30/30/30 when tested from the underside; or
- (iii)
 - have a fire-protective covering on the underside of the floor, including beams incorporated in it, if the floor is combustible or of metal.
- (b)
 - Where a floor subject to (a)(ii) depends on direct vertical or lateral support from another part to maintain its FRL, that supporting part must have an FRL of not less than 30/-/-.
- (c)
 - Where a service passes through a floor referred to in (a), the penetration must not reduce the fire performance of the floor or covering.