

Building Assessment Referral Response

Application Number:	DA2020/1192
Date:	26/10/2020
To:	Gareth David
Land to be developed (Address):	Lot 3 DP 238000 , 23 Calool Crescent BELROSE NSW 2085

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 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 associated 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 are to be protected in accordance with Part 3.7.2.2 of the Building Code of Australia –'Fire Safety'.

Reason: Fire safety and protection of the occupants.

3.7.4.3 Separating floors

- (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 Open garage not associated with the dwelling must—
- (i)
- be a floor/ceiling or floor/soffit system incorporating a ceiling or soffit which has a Open link in same 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 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 Open link in same page(a), the penetration must not reduce the fire performance of the floor or covering.

Details of the fire separation for the flooring are to be provided to the certifying authority prior to release of the Construction Certificate.

Reason: Fire protection and safety of the occupants.