

## Building Assessment Referral Response

Application Number:	DA2019/1226
To:	Adam Urbancic
Land to be developed (Address):	Lot 20 DP 219001 , 5 Forest Glen 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.*

### 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 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

**Dampness prevention**

The existing floor of the garage to be converted to a secondary dwelling is to be constructed as required by P2.23, Part 2 of the BCA so as to prevent moisture from the ground causing dampness and unhealthy conditions for the occupants of the proposed dwelling.

Details of the method for preventing dampness are to be provided with the Construction Certificate.

Reason: To prevent unhealthy conditions or loss of amenity for the occupants of the building.