

Building Assessment Referral Response

Application Number:	DA2020/1591
Date:	18/12/2020
To:	Anne-Marie Young
Land to be developed (Address):	Lot 1 DP 827733 , 316 Hudson Parade CLAREVILLE NSW 2107 Lot 2 DP 827733 , 316 Hudson Parade CLAREVILLE NSW 2107 Lot LIC 559856 , 316 Hudson Parade CLAREVILLE NSW 2107

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 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

Laundry Facilities (Class 1)

The secondary dwelling is required to be provided with laundry facilities incorporating 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

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 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.