

Building Assessment Referral Response

Application Number:	DA2019/0932
To:	Kent Bull
Land to be developed (Address):	Lot 867 DP 595584 , 11 Farnell Street CURL CURL NSW 2096

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 proposes to undertake alterations and additions to the existing residential dwelling to convert the building into a three plus storey building containing two separate dwellings (the new works consisting of an attached 'granny flat').

These dwellings are to be located such that one dwelling is located atop and adjacent the other which requires specific Fire prevention measures and Sound Transmission measures under the requirements of the Building Code of Australia (BCA) as the structure changes from a Class 1a building to a Class 2 under that Code.

It has been identified that elements of the building design do not satisfy the BCA's Deemed to Satisfy (DTS) provisions and a report submitted with the application, has been developed to provide a solution that satisfies the relevant BCA performance requirements. This however only addresses the protection of openings issue.

There is a requirement for a Fire Rate ceiling to separate the upper level of the building from the Granny Flat and BCA Part F Noise Transmission requirements. There is also a requirement for a separate occupancy to contain a Laundry.

No objections subject to any Consent containing sufficient enforceable conditions to ensure the building complies and is fit for purpose.

Recommended Building Assessment Conditions

CONDITIONS TO BE SATISFIED PRIOR TO THE ISSUE OF THE CONSTRUCTION CERTIFICATE

Building Code of Australia - Sound Transmission requirements

Sound Transmission requirements are to be installed / provided between occupancies so as to comply with Volume 1, Part F of the Building Code of Australia.

Details demonstrating implementation and compliance are to be submitted to the Principal Certifying Authority prior to the issue of the Construction Certificate.

Reason: To comply with the National Construction Code and to ensure adequate provision is made for sound transmission minimisation in the premises for health/amenity compliance.

Laundry Facilities

A laundry area is to be provide within the secondary dwelling/ for the secondary dwelling, and is to be designed to incorporate facilities (including a washtub), in accordance with Part 3.8.3 of Volume 1 of the Building Code of Australia (BCA).

Details demonstrating implementation and compliance are to be submitted to the Principal Certifying Authority prior to the issue of the Construction Certificate.

Reason: To ensure adequate provision is made for Health and Amenity in accordance with the minimum provisions of the BCA.

CONDITIONS WHICH MUST BE COMPLIED WITH PRIOR TO THE ISSUE OF THE OCCUPATION CERTIFICATE

Fire Safety Upgrade

1. Any required fire upgrading measures and works to upgrade the building as detailed and recommended in the BCA and Fire Engineering Report Ref No. 0773 FEAS REV C – FINAL issued on 13 /09/2019 by J Squared Engineering P/L are to be constructed/provided/implemented to the building with details demonstrating implementation and compliance, being submitted to the Principal Certifying Authority prior to the issue of any Interim / Final Occupation Certificate.

2. Additionally, the secondary dwelling is to be fully fire separated from the main dwelling and evidence verifying compliance is to be provided to the Principal Certifying Authority prior to the issue of any Interim / Final Occupation Certificate.

Reason: To ensure adequate provision is made for fire safety, occupant safety, egress and access in the premises for building occupants.

Sound Transmission requirements

Sound Transmission requirements are to be installed / provided between occupancies so as to comply with Volume 1, Part F of the Building Code of Australia.

Details demonstrating implementation and compliance are to be submitted to the Principal Certifying Authority prior to the issue of any interim or final Occupation Certificate.

Reason: To comply with the National Construction Code and to ensure adequate provision is made for sound transmission minimisation in the premises for health/amenity compliance.

Fire Safety Matters

At the completion of all works, a Fire Safety Certificate will need to be prepared which references all the Essential Fire Safety Measures applicable and the relative standards of Performance (as per Schedule of Fire Safety Measures). This certificate must be prominently displayed in the building and copies must be sent to Council and Fire and Rescue NSW.

Details demonstrating compliance are to be submitted to the Certifying Authority prior to the issue of the Interim / Final Occupation Certificate.

Each year the Owners must send to the Council and Fire and Rescue NSW, an annual Fire Safety Statement which confirms that all the Essential Fire Safety Measures continue to perform to the original design standard.

Reason: Statutory requirement under Part 9 Division 4 & 5 of the Environmental Planning and Assessment Regulation 2000.