

## Building Assessment Referral Response

|                                 |                                                           |
|---------------------------------|-----------------------------------------------------------|
| Application Number:             | DA2022/1719                                               |
| Date:                           | 06/12/2022                                                |
| To:                             | Megan Surtees                                             |
| Land to be developed (Address): | Lot 6 DP 8260 , 150 Queenscliff Road QUEENSCLIFF 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 proposal is supported.

~~The proposal is therefore unsupported.~~

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 of External Walls

The external walls of the proposed secondary dwelling where less than 900mm from an allotment boundary or less than 1.8 m from another building on the same allotment other than a Class 10 building associated with the Class 1 building or a detached part of the same Class 1 building and any openings within these walls is required to comply with Part 3.7.2.4 of the Building Code of Australia –‘Construction of external walls’. 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.

#### National Construction Code (BCA)

The **new** building that is proposed to be **a** secondary dwelling is required to comply with of the National Construction Code (BCA) Volume 2 2019, Specifically parts 3.8 & 3.3.

Details demonstrating compliance are to be provided to the Certifying Authority prior to the issue of the Construction Certificate.

**Reason:** To ensure adequate provisions are made for health & amenity within the building