

Building Assessment Referral Response

Application Number:	DA2023/0772
Proposed Development:	Alterations and additions to a dwelling house including secondary dwelling and garage
Date:	31/07/2023
To:	Stephanie Gelder
Land to be developed (Address):	Lot 1 DP 632836 , 207 - 209 Warringah Road BEACON HILL NSW 2100

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 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

Weatherproofing of Masonry

The existing building that is proposed to be converted a secondary dwelling is required to comply with Part H2P2 of the National Construction Code – 'Weatherproofing'.

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.

Fire Protection of Separating Walls and Floors

A separating wall between Class 1 buildings, or a wall that separates a Class 1 building from a Class 10a building which is not associated with the Class 1 building is required to comply with Part 9.3 of the National Construction Code – Housing Provisions – ‘Fire Protection of Separating Walls and Floors’.

Reason: To ensure adequate provision is made for fire safety and for building occupant safety.

Fire Separation

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 9.2.1 of the National Construction Code – Housing Provisions – ‘External walls of a Class 1 building’.