

that is not a boundary with a road alignment or other public space; or

- (b) 9.2.6 where a Class 10a building is located between or adjacent to a Class 1 building it is associated with and another building on the same allotment; or
- (c) 9.2.7 where two or more Class 10a buildings on the same allotment are located between and are associated with different Class 1 buildings.

(2) A Class 10a building must not significantly increase the risk of spread of fire between Class 2 to 9 buildings.

SA 9.2.4(3)

SA 9.2.4(4)

Explanatory Information

9.2.4(1)(a) ensures that when a Class 10 building is located between an allotment boundary and a Class 1 building or another building on the same allotment, either directly or indirectly, that the Class 1 building be protected by a wall with an FRL.

The intention is to prevent the spread of fire from an allotment boundary (*fire source feature*) to a Class 1 building via a Class 10a building. Where a Class 10a building is not sited directly and wholly between the allotment boundary and the Class 1 building (see 9.2.5), the potential of fire spreading from the allotment boundary to the Class 1 still exists. Therefore, fire separation would be *required*.

9.2.4 does not apply to a boundary that adjoins a road or public space such as parklands, lakes, rivers and the like where the construction of buildings is unlikely.

9.2.5 Protection of Class 1 buildings — Class 10a between Class 1 and the allotment boundary

[2019: Figure 3.7.2.4]

The following methods are acceptable for the protection of a Class 1 building where a Class 10a building is located between or adjacent to a Class 1 building and a boundary alignment that is not a boundary with a road alignment or other public space:

- (a) The Class 10a building is not less than 900 mm from the allotment boundary, other than the boundary adjoining a road alignment or other public space, as shown in Figure 9.2.5a.
- (b) An *external wall* of the Class 10a building which is less than 900 mm from an allotment boundary, other than the boundary adjoining a road alignment or other public space, complies with 9.2.3 as shown in Figure 9.2.5b.
- (c) An *external wall* of the Class 10a building, which is less than 900 mm from the Class 1 building, complies with 9.2.3 as shown in Figure 9.2.5c.
- (d) The Class 1 building is not less than 900 mm from the Class 10a building, as shown in Figure 9.2.5d.
- (e) An *external wall* of the Class 1 building, which is less than 900 mm from the Class 10a building, complies with 9.2.3, as shown in Figure 9.2.5e.
- (f) An *external wall* of the Class 10a building which is less than 900 mm from an allotment boundary other than the boundary adjoining a road alignment or other public space, complies with 9.2.3, as shown in Figure 9.2.5f.
- (g) An *external wall* of the Class 10a building, which is less than 900 mm from the *external wall* of the Class 1 building, complies with 9.2.3, as shown in Figure 9.2.5g.
- (h) An *external wall* of the Class 1 building, which is less than 900 mm from a Class 10a building that is situated less than 900 mm from an allotment boundary, complies with 9.2.3, as shown in Figure 9.2.5h.
- (i) The *external wall* of the Class 1 and Class 10a building which are less than 900 mm from an allotment boundary, other than the boundary adjoining a road alignment or other public space, complies with 9.2.3 as shown in Figure 9.2.5i.