

## Building Assessment Referral Response

<b>Application Number:</b>	DA2025/0049
<b>Proposed Development:</b>	Use of dwelling house as a dual occupancy (attached) and associated alterations and additions
<b>Date:</b>	06/05/2025
<b>To:</b>	Thomas Prosser
<b>Land to be developed (Address):</b>	Lot 7 DP 11332 , 136 Fisher Road North CROMER NSW 2099

### 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. The development may not be adequate for the following reasons:

1. The application has a lack of certification and supporting documents and the architectural plans submitted are not adequate and do not contain sufficient detail to determine if compliance with the Building Code of Australia can be readily achieved. In this regard:
  - a) There may be many Fire Safety Issues and the provision of a fire wall between the proposed two dwellings may be difficult to achieve. Walls within 900mm of the boundary will require a 60/60/60 fire rating and any openings shall be protected in accordance with the requirements of the Building Code of Australia.
  - b) The proposed dual occupancy will require its own laundry in accordance with the requirements of the Building Code of Australia.
  - c) No adequate Structural Engineers Certificate has been submitted and the existing building and unauthorised works may be structurally inadequate.
  - d) The slab under the unauthorised additions may not be adequately constructed and is unlikely prevent the penetration of water into the building.
  - e) The existing stormwater drainage for the property does not appear to be adequate and may create a stormwater nuisance to adjoining property owners.

Council has BIC pending this matter however it would be unlikely to be supported for the above reasons, however should Council determine to approve a Development Application for a dual occupancy matters such as BCA non-compliance and the adequacy of the existing dilapidated building may be determined at Construction Certificate stage

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**

Nil.