

## Building Assessment Referral Response

<b>Application Number:</b>	DA2025/0691
<b>Proposed Development:</b>	Use of site as a detached dual occupancy and use of garage as a dwelling
<b>Date:</b>	02/07/2025
<b>To:</b>	Phil Lane
<b>Land to be developed (Address):</b>	Lot 224 DP 24922 , 170 Powderworks Road ELANORA HEIGHTS NSW 2101

### 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. 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

#### Change of Building Class

The proposed reclassification of the existing building to a secondary dwelling will result in a change of classification from Class 10a to a Class 1a building and will be required to be upgraded to comply with Part 4, Part 5, Part 9 and Part 10, as applicable, of the Building Code of Australia - 2022.

Details demonstrating compliance are to be provided to the Certifying Authority prior to the issue of a Construction Certificate (if one is issued) and prior to the issue of an Occupation Certificate.

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

**Planning Officer to note:**

The two-storey dwelling is currently being used as a residential flat building (two flats) Refer to BLD2024/01124 and EPA2024/0083. A Notice of Intention is current regarding the unauthorised building works and illegal use.

Building Compliance Officer is Daniel Bekis.