

Building Assessment Referral Response

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| Application Number: | DA2023/0899 |
| Proposed Development: | Change of use from dual occupancy to residential flat building and strata title subdivision of existing building into three (3) lots |
| Date: | 09/08/2023 |
| To: | Stephanie Gelder |
| Land to be developed (Address): | Lot A DP 342163 , 1 Fairlight Crescent FAIRLIGHT NSW 2094 |

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 reviewed under the terms of S.62 of the Environmental Planning and Assessment Regulations and the following BCA Report is required prior to further assessment by Building Control:

Building Code of Australia Report (Class 2-9)

A 'Building Code of Australia (BCA) Assessment Report' / 'Fire Audit Report' from an appropriately qualified Registered Certifier will need to be submitted to address the following prior to further assessment by Building Control :

The report is to detail the extent to which the existing building does or does not comply with the deemed-to-satisfy provisions of Sections C, D, E and F of the Building Code of Australia. The report is to also provide recommendations with respect to the existing building / works required to ensure that the specified measures and facilities contained in the existing building, including any modifications to be made by the proposed development are appropriate for its intended use to:

- restrict the spread of fire from the building to other buildings nearby, and
- protect persons using the building, and to facilitate their egress from the building in the event of fire, and
- as required, provide access for persons with a disability, and
- provide facilities and services appropriate for the development

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.