

## Building Assessment Referral Response

<b>Application Number:</b>	DA2023/1728
<b>Proposed Development:</b>	Use of existing structure as a secondary dwelling
<b>Date:</b>	13/12/2023
<b>To:</b>	Megan Surtees
<b>Land to be developed (Address):</b>	Lot 5 DP 1636 , 24 Oliver Street FRESHWATER NSW 2096 Lot 6 DP 1636 , 24 Oliver Street FRESHWATER NSW 2096

### 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 proposed development as described on the plans and SEE does not comply with the requirements of the NCC Building Code of Australia as a class 1a dwelling. Issues including, but not limited to the matters raised below will be required to be demonstrated as compliant, (or capable of being complied with), at the Development Application stage for any Consent to issue:

1. Structural adequacy of the building
2. Damp and weatherproofing
3. Drainage
4. Termite barriers
5. Fire safety (particularly external walls and windows with 900mm of the boundary)
6. Plumbing and electrical compliance

It is noted that a BCA Assessment report was submitted with a previous Building Information Certificate application for the building, however the application was returned. If the report is to be used it must be updated to address all the matters listed above, and reference the latest version of the BCA.

The survey submitted with the application is also insufficient as it does not give boundary setbacks for the building.

The proposed change of use will require the swimming pool barrier to be upgraded. This may be conditioned.

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.