

Building Assessment Referral Response

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| Application Number: | DA2024/0326 |
| Proposed Development: | Alterations and additions and use as a dual occupancy (attached) and strata subdivision |
| Date: | 29/05/2024 |
| To: | Jordan Davies |
| Land to be developed (Address): | Lot 1798 DP 752038 , 82 Griffiths Street 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 investigated with respect to aspects relevant to the Building Certification and Fire Safety Department.

The proposal involves a Change of Building Use (Change of Classification) and as such a 'Building Code of Australia (BCA) Assessment Report' / 'Fire Audit Report' from an appropriately qualified Registered Certifier* will need to be submitted prior to further assessment by Building Control addressing the following:

The report is required to have regard to Section 62 and where relevant Section 64 of the Environmental Planning and Assessment Regulations and 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.

*To be regarded as an "appropriately qualified registered certifier" the certifier must hold the relevant level of accreditation that would enable the certifier to issue a construction certificate for the subject building.

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

Nil.