

Building Assessment Referral Response

Application Number:	DA2022/0434
Date:	26/04/2022
To:	David Auster
Land to be developed (Address):	Lot 2 SP 15039 , 2 / 73 Lauderdale Avenue FAIRLIGHT NSW 2094 Lot 1 SP 15039 , 1 / 73 Lauderdale Avenue 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 respects to aspects relevant to the Building Certification and Fire Safety Department. There are no concerns with the application 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

Maintaining Fire Separation - Separating walls

The separating walls between buildings, is required to be maintained and comply with the NCC, Building Code of Australia. Details demonstrating compliance are to be provided to the Certifying

Authority prior to the issue of the Construction Certificate.

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