

Building Assessment Referral Response

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| Application Number: | DA2021/2509 |
| Date: | 22/12/2021 |
| To: | Thomas Burns |
| Land to be developed (Address): | Lot 2 DP 550821 , 263 Sydney Road 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

1. The proposed first floor addition should comply with Part 3.7 and 3.8.6 of the National Construction Code (BCA) 2019.
2. The proposed party wall must be located wholly within the allotment boundary.
3. A chartered professional structural engineer's "Certificate of Adequacy" certifying the ability of the existing walls and footings to take the proposed additions is to be submitted to the Principal Certifier prior to the first inspection.

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.