

Building Assessment Referral Response

Application Number:	DA2023/0489
Proposed Development:	Use of part of the dwelling house as a home business
Date:	15/05/2023
To:	Gareth David
Land to be developed (Address):	Lot 11 DP 15318 , 29 Bix Road DEE WHY NSW 2099

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 applicant is required to provide details of the total floor area for Building 1 to enable Building Control to determine if the proposed use area (shown as 12m²) represents a change in Classification for the building based on Clause A6G1, Vol 2 of the National Construction Code (NCC), (previously clause 1.3.3, Vol 2 of the BCA).

In this regard the floor area of proposed use must be less than 10% of the total floor area of building 1. Floor area is as defined in the NCC.

The above detail is required prior to further consideration of the application.

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.