

## Building Assessment Referral Response

<b>Application Number:</b>	DA2023/1162
<b>Proposed Development:</b>	Alterations and additions to a dwelling house including secondary dwelling
<b>Date:</b>	12/10/2023
<b>To:</b>	Simon Ferguson Tuor
<b>Land to be developed (Address):</b>	Lot 74 DP 25329 , 14 Marinna Road ELANORA HEIGHTS NSW 2101

### 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 converts a class 1a dwelling to a class 2 building containing two sole occupancy units (dwelling and secondary dwelling), as classified by the National Construction Code – Building Code of Australia. This may require fire resisting construction to parts of the building including floors, internal and some external walls and protection of window openings in these walls.

As the proposed building work represents more than half the total volume of the building, upgrade of the existing building in accordance with clause 64 of the EP&A Regulation 2021 is also appropriate. This may require upgrade of parts of the existing building, including protection of window openings.

Please request the applicant to provide a report from a Building Surveyor- Unrestricted or Building Surveyor – Restricted (all classes of building) demonstrating how the development can achieve compliance with the NCC BCA, including recommendations on upgrading parts of the existing building, as described above.

Once received, please forward the report to me for review. The recommendations of the report may be included in appropriate conditions of any subsequent development consent.

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.