

Building Assessment Referral Response

Application Number:	DA2019/1299
To:	Ashley Warnest
Land to be developed (Address):	Lot 3 DP 134651 , 6 Clontarf Street SEAFORTH NSW 2092

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 objections to approval of the development.

. Refer to notes below -

1. Plans do not show any direct internal connection between levels. Approved plans under Development Consent 379/07(Marly) show stairs connecting both levels.
2. Plans show what appears to be an existing unauthorized flat at ground floor with a floor plan that differs from that approved under DC 379/07.
3. The floor to ceiling height appears to be less than 2.400m as required by the BCA. From the reduced levels submitted on Section A, the FI/CI height is 2.150m (first floor 97.0 - ground floor 94.6 - floor/ceiling thickness of .250m = 2.150m).
4. No First Floor plan has been submitted.
5. The ID Survey submitted with the application is of the pre-existing dwelling which has since been demolished and redeveloped with the current dwelling.

Recommended Building Assessment Conditions

Nil.