

Building Assessment Referral Response

Application Number:	DA2024/0421
Proposed Development:	Stratum subdivision of one lot into two
Date:	30/04/2024
To:	Phil Lane
Land to be developed (Address):	Lot 62 DP 1203913 , 24 - 25 The Strand 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 application has been investigated with respects to aspects relevant the Building Certification and Fire Safety Department.

A 'Building Code of Australia (BCA) Assessment Report' / 'Fire Audit Report' from an appropriately qualified Registered Certifier will need to be submitted to address the following prior to further assessment by Building Control:

The report is to detail the extent to which the existing building does or does not comply with the deemed-to-satisfy provisions of Sections C, D, E and F of the Building Code of Australia. The report is to also provide recommendations with respect to the existing building / works required to ensure that the specified measures and facilities contained in the existing building, including any modifications to be made by the proposed development are appropriate for its intended use.

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.