

## Building Assessment Referral Response

<b>Application Number:</b>	DA2022/1860
<b>Date:</b>	18/11/2022
<b>To:</b>	Michael French
<b>Land to be developed (Address):</b>	Lot 11 DP 1275411 , 2 Beach Road PALM BEACH NSW 2108

### 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 respect to aspects relevant to the Building Certification and Fire Safety Department. Determination of this DA will need to be deferred for the following reason: The BCA Compliance Assessment Report, accompanying the application which has been prepared by BCA Vision and dated 16/9/2022 makes reference to Sections 93 and 94 of the Environmental Planning and Assessment Regulation 2000. This Regulation was replaced by the Environmental Planning and Assessment Regulation 2021 on 1 March 2022 and therefore the BCA report is required to be reviewed with regards to Sections 62 and 64 of this new Regulation. The amended BCA report is required to be submitted to Council for consideration prior to further determination of the DA.

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.