

Building Assessment Referral Response

Application Number:	DA2019/1200
To:	Benjamin Price
Land to be developed (Address):	Lot A DP 303009 , 48 Fisher 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 application has been investigated with respects to aspects relevant to the Building Certification and Fire Safety Department. There are no objections to approval of the development subject to inclusion of the attached conditions of approval and consideration of the notes below.

Note: The proposed development may not comply with some requirements of the BCA and the Premises Standards. Issues such as this however may be determined at Construction Certificate Stage.

Recommended Building Assessment Conditions

CONDITIONS TO BE SATISFIED PRIOR TO THE ISSUE OF THE CONSTRUCTION CERTIFICATE

Secondary Dwelling above a non-associated Garage

The Class 1a Secondary Dwelling is required to be fire separated from the non-associated Class 10a private Garage in accordance with 3.7.4 of the BCA.

Details of the fire separation are to be included with the Construction Certificate.

Reason: To ensure adequate provision is made for fire safety and for building occupant safety.