

Building Assessment Referral Response

Application Number:	DA2024/0326
Proposed Development:	Alterations and additions and use as a dual occupancy (attached) and strata subdivision
Date:	01/07/2024
To:	Jordan Davies
Land to be developed (Address):	Lot 1798 DP 752038 , 82 Griffiths Street FAIRLIGHT NSW 2094

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 concerns with the application 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.

The proposal is therefore supported.

Note: Should you have any concerns with the referral comments above, please discuss these with the Responsible Officer.

Recommended Building Assessment Conditions

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

Change of Building Class/Building Upgrade

Building Code of Australia Upgrade requirements and Fire Safety Upgrade

The Building Code of Australia works and fire upgrading measures to upgrade the building as detailed and recommended in the **Fire and Life Safety Report** prepared by **Michael Wynn-Jones & Associates**, dated 27 June 2024 , Report Ref No: Griffiths (82) BCA 27-June-2024 are to be **considered as part of the assessment of the Construction Certificate**. Details demonstrating compliance are to be provided to the Certifying Authority prior to the issue of the Construction Certificate.

Reason: To ensure adequate provision is made for Health, Amenity, access and Fire safety for building occupant health and safety.