

Building Assessment Referral Response

Application Number:	DA2025/1248
Proposed Development:	Alterations and additions to a dwelling house including secondary dwelling
Date:	08/10/2025
To:	Lachlan Rose
Land to be developed (Address):	Lot 361 DP 5809 , 1 Jenner 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 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.

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

Fire Separation - Class 1 Buildings

The separating wall between the primary and secondary dwelling is required to comply with Performance Requirement H3P1 of the National Construction Code 2022 Volume Two – Building Code of Australia.

Details demonstrating compliance are to be provided to the Certifier prior to the issue of the Construction Certificate.

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