

Building Assessment Referral Response

Application Number:	DA2023/1153
Proposed Development:	Use of structure as a secondary dwelling
Date:	07/09/2023
To:	Jordan Howard
Land to be developed (Address):	Lot 152 DP 29335 , 1 Kanimbla Crescent BILGOLA PLATEAU NSW 2107

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 THAT MUST BE ADDRESSED PRIOR TO ANY COMMENCEMENT

Change of Building Class/Building Upgrade

The existing building that is proposed to be converted to a secondary dwelling will result in a change of classification to a Class 2 building and will be required to be upgraded to comply with Parts C, D, E & F (specifically sound transmission and fire ratings) of the Building Code of Australia.

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 fire safety and for building occupant safety

CONDITIONS WHICH MUST BE COMPLIED WITH PRIOR TO THE ISSUE OF THE OCCUPATION CERTIFICATE

Change of Building Class/Building Upgrade

Prior to the issue of a part Occupation Certificate or Occupation Certificate details demonstrating implementation and compliance with Parts C, D, E & F (specifically sound transmission ratings) of the Building Code of Australia in relation to the conversion of the existing building into a Class 2 building are to be provided to the Principal Certifier.

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