

Building Assessment Referral Response

Application Number:	DA2023/1428
Proposed Development:	Alterations and additions to a dwelling house including secondary dwelling
Date:	10/10/2023
To:	Jordan Howard
Land to be developed (Address):	Lot 11 DP 242690 , 14 Kristine Place MONA VALE NSW 2103

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 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

Laundry Facilities

The building that is proposed to be used as a secondary dwelling is required to comply with Part 10.4.1 of the National Construction Code –‘Required Facilities’. A kitchen sink or washbasin must not be counted as a laundry washtub. 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 building occupant health and amenity

Fire Separation of External Walls

The external walls of the proposed Class 1a (habitable building) and any openings within these walls is required to comply with Clause 9.2.1 of the National Construction Code – Housing Provisions 'External walls of a Class 1 building'. 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.