

Building Assessment Referral Response

Application Number:	DA2021/0471
Date:	22/06/2021
To:	Phil Lane
Land to be developed (Address):	Lot 19 DP 10649 , 13 Cumberland Avenue COLLAROY NSW 2097

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

Sound Insulation

The existing building that is proposed to be converted to a secondary dwelling is required to comply with Part F5, Volume 1, of the Building Code of Australia –‘Sound Transmission and Insulation’. In this regard the Recommendations contained in the Sound Transmission and Insulation Assessment Report No. nss23363-Final, prepared by Noise and Sound Services dated Feb 2021 is to be considered as part of the assessment for 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 building occupant health and amenity.

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 Design Compliance Report prepared by BCA Vision dated 25/1/2021, Report Ref No. P21006 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.