

## Building Assessment Referral Response

Application Number:	DA2021/0246
Date:	31/03/2021
To:	Thomas Burns
Land to be developed (Address):	Lot 35 DP 5466 , 2 Surfers Parade FRESHWATER NSW 2096

### 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

#### Weatherproofing and Dampness Requirements

The floor of the proposed office is to be treated to prevent moisture from the ground causing undue dampness or deterioration of building elements and unhealthy or dangerous conditions or loss of amenity for the occupants.

The external walls of the proposed office including window openings and other openings are to be adequately weatherproofed to prevent penetration of water that could cause unhealthy or dangerous conditions or deterioration of building elements.

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.