

## Building Assessment Referral Response

Application Number:	DA2020/0288
Date:	01/05/2020
To:	Nick Keeler
Land to be developed (Address):	Lot CP SP 33731 , 14 Waratah Street 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

No objections subject to conditions to ensure compliance with the Building Code of Australia.

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 COMPLIED WITH PRIOR TO THE ISSUE OF ANY STRATA SUBDIVISION OR SUBDIVISION CERTIFICATE**

#### Verification of Fire Safety components prior to issue of Strata Certificate

The separating walls between proposed lots 26 and 27; and 28 and 29; are to be verified by a suitably qualified Accredited Certifier as having a Building Code of Australia (BCA) compliant FRL throughout. Additionally the created lots are to be provided with BCA compliant Smoke alarms and fire doors where required.

Details demonstrating implementation and compliance are to be submitted to the Principal Certifying Authority prior to the issue of any Strata Certificate.

Reason: To ensure that the building complies with relevant legislation and is fit for purpose for building occupant safety.