

Building Assessment Referral Response

Application Number:	DA2020/0627
Date:	02/07/2020
To:	Phil Lane
Land to be developed (Address):	Lot 25 DP 703692 , 2 Jabiru Close 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 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

DEFERRED COMMENCEMENT CONDITIONS

Fire Separation – Separating Walls & Sound Insulation

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Verification by an appropriately Accredited Certifier that the existing building that is proposed to be strata subdivided complies with the following Parts of the Building Code of Australia - Part 3.7.1.8 – 'Fire Separation-Separating Walls' and Part 3.8.6 - 'Sound Insulation'.

Details demonstrating compliance are to be provided to the Council prior to the issue of the Development Consent.

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

Note: Council does not appear to hold a copy of CC 0809/02 nor a copy of any Final Occupation Certificate which would most probably confirm the information sought. Trim entries PW 1366585 & PW 1368914 do not contain the required details.