

Building Assessment Referral Response

Application Number:	DA2020/0495
Date:	09/06/2020
To:	Jordan Davies
Land to be developed (Address):	Lot 6 DP 238405 , 24 Whitney 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

The application has been investigated with respect to aspects relevant to the Building Certification and Fire Safety Department. Building Control **objects to the proposed development** for the following reasons -

1. The floor to ceiling height to the bedroom and bathroom (as existing) do not comply with Part 3.8.2.2 of the Building Code of Australia.
2. The construction standard of the existing structure is unknown. Compliance Certificates as requested under DA N0623/99 have not been submitted. A report from a licensed builder, structural engineer or accredited certifier attesting to the existing structures compliance with the relevant construction standards under Volume 2 of the BCA will be required.
3. Details of facilities as required under Part 3.8.3.2 of the BCA have not been provided.

The above matters have to be satisfied as the outbuilding is to be incorporated into a development to create a secondary dwelling which involves a change of Classification from a Class 10a to a Class 1a.

The proposal is therefore unsupported.

Note: Should you have any concerns with the referral comments above, please discuss these with the Responsible Officer.

Recommended Building Assessment Conditions

Nil.