

Building Assessment Referral Response

Application Number:	DA2020/0495
Date:	25/08/2020
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. There are no objections to approval of the development subject to the following conditions -

Note: The proposed development may not comply with some requirements of the BCA. Issues such as these however may be determined at Construction Certificate stage.

1. The floor to ceiling height to the bedroom and bathroom (as existing) must comply with Part 3.8.2.2 of the Building Code of Australia. Details being provided prior to issue of the Construction Certificate.
2. The southern boundary is to be surveyed by registered surveyor. If any part of the structure is found to stand less than 900 mm from the southern boundary it is to be upgraded to comply with Parts 3.7.1.3 and 3.7.1.5 of the BCA. Details being provided prior to issue of the Construction Certificate.

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 structure.

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~~

~~Nil.~~