

Building Assessment Referral Response

Application Number:	DA2020/1383
Date:	09/11/2020
To:	Catriona Shirley
Land to be developed (Address):	Lot 9 DP 7022 , 9 Charles Street 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

Light and Ventilation

Natural Light and Natural Ventilation are required to be provided to the Media / Playroom and must comply with 3.8.4.2 and 3.8.5.2 of the Building Code of Australia.

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 the health and amenity of the occupants.

Dampness and Weatherproofing

The external walls and floor of the proposed Media Room / Playroom are to be constructed so as to prevent moisture from the ground and penetration of water through the walls entering the building in accordance with P2.2.2 and P2.2.3 of the Building Code of Australia.

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 the health and amenity of the occupants.