

Building Assessment Referral Response

Application Number:	DA2021/2665
Date:	28/01/2022
To:	Julie Edwards
Land to be developed (Address):	Lot 19 DP 5497 , 51 - 55 Bassett Street MONA VALE NSW 2103 Lot 20 DP 5497 , 51 - 55 Bassett 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 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

Building Code of Australia Upgrade requirements and Fire Safety Upgrade

The Building Code of Australia works and fire upgrading measures to upgrade the building as detailed and recommended in the Building Code of Australia Assessment Report prepared by BCA Vision dated 20/11/2021, Report Ref No. P210172 are to be considered as part of the assessment of the Construction Certificate. 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 Health, Amenity, access and Fire safety for building

occupant health and safety.

Mechanical Ventilation System

Mechanical Ventilation System

The design, installation and commissioning of the mechanical ventilation system is to be in accordance with and comply with AS1668.1, AS1668.2, Part F4 of the Building Code of Australia and the Protection of the Environment Operations Act 1997.

Details demonstrating implementation and compliance are to be submitted to the Principal Certifier prior to the issue of a part Occupation Certificate or Occupation Certificate.

Reason: To ensure adequate provision is made for Health & Amenity