

## Building Assessment Referral Response

Application Number:	DA2019/1496
To:	Nick England
Land to be developed (Address):	Lot 2 DP 1133931 , 18 Myoora Road TERREY HILLS NSW 2084

### 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

#### Access for People with Disabilities

Access to and within the buildings is to be provided for Persons with a Disability. In particular access between the two buildings, access from the car park area to both buildings and access to the accessible sanitary facilities is required to be provided in accordance with the Building Code of Australia and AS 1428.1.

Details are to be provided to the Certifying Authority prior to the issue of the Construction Certificate and be implemented prior to occupation of the building.

Reason: To ensure adequate provision is made for access to and within the building for Persons with a disability.

**Sanitary facilities**

Sanitary facilities are required to be provided in accordance with Part F2 of the BCA. The number of sanitary facilities are to be determined by the fixed seating numbers or calculated according to D1.13 of the BCA. The facilities are to be accessed by an all weather pathway.

Details demonstrating compliance are to be provided to the Certifier prior to the issue of the Construction Certificate.

Reason: To ensure adequate provision is made for building occupant health and amenity