

Building Assessment Referral Response

Application Number:	DA2022/0834
Date:	11/08/2022
To:	Thomas Burns
Land to be developed (Address):	Lot 1 DP 1210327 , 25 Frenchs Forest Road East FRENCHS FOREST NSW 2086

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

Further Assessment in response to BCA Report:

The application has been investigated and further reviewed having regard to the BCA Compliance Report by Building Anatomy dated 26/7/2022 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 application has been investigated with respects to aspects relevant to the Building Certification and Fire Safety Department and the following is requested for review and assessment prior to determination of the DA.

A 'Building Code of Australia (BCA) Assessment Report' / 'Fire Audit Report' from an appropriately qualified Registered Certifier* is required to be submitted with the Development Application documentation addressing the following:

The report is to detail the extent to which the existing (relevant affected parts) and proposed building works does or does not comply with the deemed-to satisfy provisions of Sections C, D, E and F of the Building Code of Australia. The report should also take into account any Performance Solutions

affected by the proposed building works.

**To be regarded as an "appropriately qualified registered certifier" the certifier must hold the relevant level of accreditation that would enable the certifier to issue a construction certificate for the subject building.*

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

CONDITIONS TO BE SATISFIED PRIOR TO THE ISSUE OF THE CONSTRUCTION CERTIFICATE

Building Code of Australia Fire Safety Requirements

The Building Code of Australia fire safety requirements for the building as detailed and recommended in the BCA Compliance Report by Building Anatomy dated 26/7/2022, 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.