

## Building Assessment Referral Response

<b>Application Number:</b>	Mod2022/0070
<b>Date:</b>	17/08/2022
<b>To:</b>	Adam Susko
<b>Land to be developed (Address):</b>	Lot 1 DP 5055 , 8 Forest Road WARRIEWOOD NSW 2102

### 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

#### Amended Comments - 17/8/2022

The Statement of Environmental Effects states that "The acceptability of the Modifications sought is addressed in the accompanying landscape plans, **Access Report, BCA Report**....."

There is no Access Report provided and the BCA report by BCA Logic dated 7/7/2022 references different plan numbers to those listed in the SEE.

The applicant is required to submit the Access Report and have the BCA report further reviewed.

#### Comments - 1/4/2022

The Statement of Environmental Effects states that a BCA Report accompanies the application. However there is no BCA Report provided with the documents.

Accordingly, the applicant is required to provide a BCA Report as noted below to enable further assessment of the proposal:

#### Building Code of Australia Report

A 'Building Code of Australia (BCA) Assessment Report from an appropriately qualified Registered Certifier is required to be submitted addressing the following:

The report is to detail the extent to which the proposed building 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 is to also provide recommendations with respect to the proposed building to ensure that the specified measures and facilities are appropriate for its intended use.

\*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.

Reason: To ensure adequate provision is made for Health, Amenity, access and Fire safety for building

occupant health and safety

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**

Nil.