

Building Assessment Referral Response

Application Number:	Mod2020/0081
Date:	11/03/2020
To:	Alex Keller
Land to be developed (Address):	Lot 1 DP 710661 , 2 Delmar Parade DEE WHY NSW 2099

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

Fire Safety

The Building Code of Australia fire safety measures as detailed and recommended in the Building Code of Australia (BCA) Compliance Assessment Report prepared by Aramini and Leedham Consulting, dated 24/02/2020, are to be taken into consideration as part of the assessment for 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.

Access for Persons with a Disability

The recommendations made in the Statement of Compliance- BCA Access Report prepared by Accessible Building Solutions, Job No. 219313 and dated 21/02/2020, are to be taken into consideration 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 Persons with a Disability.