

## Building Assessment Referral Response

Application Number:	DA2019/1389
To:	Anne-Marie Young
Land to be developed (Address):	Lot CP SP 47652 , 40 Griffin Road NORTH CURL CURL 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.

### 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 fire safety and upgrading matters detailed in the "BCA & Access 2019 Indicative Compliance Report" prepared by Building Innovations Australia, dated 3/12/2019 are to be taken into consideration as part of the BCA and Access assessment for this development.

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 Health, Amenity, Access and Fire Safety for building occupant health and safety.

#### Laundry Facilities (Class 2)

The building in particular (Dwelling 2) is required to comply with Part F2.1 of the Building Code of Australia –'Facilities in residential buildings'.

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 building occupant health and amenity