

Building Assessment Referral Response

Application Number:	DA2018/1924
Date:	17/04/2020
To:	David Auster
Land to be developed (Address):	Lot 20 DP 1209801 , Forest Way 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

No objections subject to conditions to ensure compliance with the Building Code of Australia (BCA). It is noted that the proposed development does not fully comply with some requirements of the Building Code of Australia however these matters may be readily determined at Construction Certificate Stage including by way of a 'Alternate Solution' Design where required.

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

Building Code of Australia issues and Fire Safety Upgrade

The fire upgrading measures and works to upgrade the building as detailed and recommended in the Building Code of Australia Audit Report Revision A (and where required, subsequent revisions of this report that are consistent with the intent of the specified report), prepared by 'McKenzie Group Consulting' dated 02/10/18 are to be incorporated within the Construction Certificate documentation.

Details demonstrating implementation are to be submitted to the Principal Certifying Authority prior to the issue of the Construction Certificate.

Reason: To ensure adequate provision is made for general occupant safety, and fire safety in the premises.

CONDITIONS WHICH MUST BE COMPLIED WITH PRIOR TO THE ISSUE OF THE OCCUPATION CERTIFICATE

Building Code of Australia issues and Fire Safety Upgrade

The fire upgrading measures and works to upgrade the building as detailed and recommended in the Building Code of Australia Audit Report Revision A (and where required subsequent revisions of this report that are consistent with the intent of the specified report), prepared by 'McKenzie Group Consulting' dated 02/10/18 are to be fully implemented.

Details demonstrating implementation are to be submitted to the Principal Certifying Authority prior to the issue of the Occupation Certificate.

Reason: To ensure adequate provision is made for building occupant safety and fire safety in the premises.

Fire Safety Matters

At the completion of all works, a Fire Safety Certificate will need to be prepared which references all the Essential Fire Safety Measures applicable and the relative standards of Performance (as per Schedule of Fire Safety Measures). This certificate must be prominently displayed in the building and copies must be sent to Council and Fire and Rescue NSW.

Details demonstrating compliance are to be submitted to the Certifying Authority prior to the issue of the Interim / Final Occupation Certificate.

Each year the Owners must send to the Council and Fire and Rescue NSW, an annual Fire Safety Statement which confirms that all the Essential Fire Safety Measures continue to perform to the original design standard.

Reason: Statutory requirement under Part 9 Division 4 & 5 of the Environmental Planning and Assessment Regulation 2000.