

Building Assessment Referral Response

Application Number:	DA2019/1023
To:	Rebecca Englund
Land to be developed (Address):	Lot 18 DP 21872 , 34 Adams Street 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

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 THAT MUST BE ADDRESSED PRIOR TO ANY COMMENCEMENT

Fire Safety and Sound Transmission Requirements

a) Fire preventative construction to the building is required to be carried out to fully fire separate each occupancy and ensure compliance with the requirements of Part C of the Building Code of Australia; and

b) Sound Transmission requirements are to be provided between occupancies so as to comply with Part F of the Building Code of Australia.

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 fire safety and sound transmission minimisation for health/amenity, and building occupant safety prior to use or occupation