

## Building Assessment Referral Response

<b>Application Number:</b>	Mod2019/0605
<b>To:</b>	Anne-Marie Young
<b>Land to be developed (Address):</b>	Lot 142 DP 752046 , 1858 Pittwater Road CHURCH POINT NSW 2105

### 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**

#### **Compliance with lift installation standards**

The installation of the passenger lift is to comply with the relevant clauses of Part E 3 "Lift Installations" of the Building Code of Australia and comply with AS 1735 Part 12 "Facilities for Persons with Disabilities".

Details documenting compliance are to be provided to the Certifying Authority prior to the issue of the Construction Certificate.

Reason: To ensure that adequate provision is made for access and amenity of the occupants.