

Building Assessment Referral Response

Application Number:	DA2019/0087
To:	Daniel Milliken
Land to be developed (Address):	Lot 5 DP 25713 , 8 Gladys Avenue 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 proposes a new housing development for seniors or persons with a disability in accordance with the SEPP (Housing for Seniors or People with a Disability) 2004.

Although not demonstrating full compliance with the National Construction Code/BCA at this stage, it is considered that the proposal can comply with the BCA without significant modification. Accordingly, no objections and no special conditions.

Recommended Building Assessment Conditions

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

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.