

Building Assessment Referral Response

| | |
|--|---|
| Application Number: | DA2020/1351 |
| Date: | 13/11/2020 |
| To: | Renee Ezzy |
| Land to be developed (Address): | Lot 5 DP 229309 , 1 Bilambee Lane BILGOLA PLATEAU NSW 2107 |

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.

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 Fire Safety Report.

The Building Code of Australia works and fire safety measures for the proposed building as detailed and recommended in the BCA Compliance Report prepared by Dix Gardner Pty Ltd dated 23/9/2020, are to be considered as part of the assessment for the Construction Certificate.

Details demonstrating implementation and compliance are to be submitted to the Principal 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 safety.

Access for People with Disabilities

Access and facilities for Persons with a Disability are to be provided to and within the proposed building in accordance with the recommendations contained in the Statement of Compliance Report, dated 8/9/2020, Job No. 220187, prepared by Accessible Building Solutions.

Details demonstrating implementation and compliance are to be submitted to the Principal Certifier prior to the issue of the Construction Certificate.

Reason: To ensure adequate provision is made for access and facilities to and within the building for Persons with a disability.