

Building Assessment Referral Response

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| Application Number: | REV2019/0014 |
| To: | Lashta Haidari |
| Land to be developed (Address): | <p>Lot 1 SP 49558 , 1 / 5 Skyline Place FRENCHS FOREST NSW 2086</p> <p>Lot 2 SP 49558 , 2 / 5 Skyline Place FRENCHS FOREST NSW 2086</p> <p>Lot 3 SP 49558 , 3 / 5 Skyline Place FRENCHS FOREST NSW 2086</p> <p>Lot 4 SP 49558 , 4 / 5 Skyline Place FRENCHS FOREST NSW 2086</p> <p>Lot 5 SP 49558 , 5 / 5 Skyline Place FRENCHS FOREST NSW 2086</p> <p>Lot CP SP 49558 , 5 Skyline Place FRENCHS FOREST NSW 2086</p> |

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 National Construction Code. It is noted that the proposed development does demonstrate full compliance with some requirements of the National Construction Code, however these matters may be readily determined at Construction Certificate.

Recommended Building Assessment Conditions

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

Mechanical Ventilation certification

Prior to the issuing of any final occupation certificate, certification is to be provided from the installer of the mechanical ventilation system that the design, construction and installation of the mechanical ventilation system is compliant with the requirements of AS1668, 'The use of mechanical ventilation'.

Details demonstrating compliance are to be submitted to the Principal Certifying Authority.

Reason: To ensure that the mechanical ventilation system complies with the design requirements and National Construction Code.

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.