

Building Assessment Referral Response

Application Number:	DA2021/1814
Date:	12/10/2021
To:	Adam Mitchell
Land to be developed (Address):	Lot 38 DP 20461 , 58 Forest Way 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.

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

BCA Fire Safety Matters

The Building Code of Australia fire safety matters as detailed and recommended in the BCA Capability Report prepared by National BCA, dated 22/9/2021, Version 1.0a, are to be considered as part of the assessment of the Construction Certificate. 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 Health, Amenity, access and Fire safety for building occupant health and safety.

Building Code of Australia Access Report

Access to and within the building is to be provided for Persons with a Disability and is to comply with the Building Code of Australia and AS 1428.1. In this regard the Access Assessment Report (SEPP Seniors) prepared by BCA Logic, dated 15/9/2021 Ref. 112591-Access-r3 is to be considered as part of the assessment of the Construction Certificate. Details are to be provided to the Certifying Authority prior to the issue of the Construction Certificate and be implemented prior to occupation of the building.

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