

Building Assessment Referral Response

Application Number:	DA2021/0199
Date:	06/04/2021
To:	Lashta Haidari
Land to be developed (Address):	Lot B DP 402309 , 4 Jacksons Road WARRIEWOOD NSW 2102 Lot 1 DP 595298 , 4 Jacksons Road WARRIEWOOD NSW 2102 Lot 7 DP 455967 , 4 Jacksons Road WARRIEWOOD NSW 2102 Lot 6 DP 8561 , 4 Jacksons Road WARRIEWOOD NSW 2102 Lot 5 DP 8561 , 4 Jacksons Road WARRIEWOOD NSW 2102 Lot 4 DP 654321 , 4 Jacksons Road WARRIEWOOD NSW 2102 Lot 6 DP 737137 , 4 Jacksons Road WARRIEWOOD NSW 2102 Lot 8 DP 455967 , 4 Jacksons Road WARRIEWOOD NSW 2102 Lot 3 DP 8561 , 2 Jacksons Road WARRIEWOOD NSW 2102 Lot 2 DP 8561 , 2 Jacksons Road WARRIEWOOD NSW 2102 Lot 1 DP 8561 , 2 Jacksons Road WARRIEWOOD NSW 2102 Lot 15 DP 26902 , 2 Jacksons Road WARRIEWOOD NSW 2102

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 respect to aspects relevant to the Building Certification and Fire Safety Department. There are no objections to approval of the development.

Note: The proposed development may not comply with some requirements of the BCA. Issues such as these 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

Fire Safety Report

The Building Code of Australia works and fire safety measures as detailed and recommended in the Building Code of Australia Report prepared by Steve Watson and Partners dated 22/7/2020, Version 3 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 Fire safety and for building occupant health and safety.

Access Report

Access and facilities to and within the building are to be provided for Persons with a Disability and are to comply with the Building Code of Australia and AS 1428.1. In this regard the Access Review Report prepared by Morris Goding Access Consulting dated 16/12/2020 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.