

Building Assessment Referral Response

Application Number:	Mod2021/0014
Date:	01/03/2021
To:	Adam Croft
Land to be developed (Address):	Lot 11 DP 867302 , 79 A Lauderdale Avenue FAIRLIGHT NSW 2094

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. It is noted that no BCA report has been submitted to address what will be the remaining portions of the building.

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 requirements, Fire Safety Upgrade and Access Requirements

The whole of the building is to be upgraded to comply with the requirements of Part C, D, E and F of the Building Code of Australia and requirements are to be incorporated into the proposal.

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

Reason: To ensure adequate provision is made for Health, Amenity, Fire safety and to facilitate compliant access (where required), to and within the premises for building occupants.

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

BCA requirements, Fire Safety Upgrade and Access Requirements

The whole of the building is to be upgraded to comply with the requirements of Part C, D, E and F of the

Building Code of Australia and requirements are to be incorporated into the proposal.

Details demonstrating implementation and compliance are to be submitted to the Certifying Authority prior to the issue of the Occupation Certificate.

Reason: To ensure adequate provision is made for Health, Amenity, Fire safety and to facilitate compliant access (where required), to and within the premises for building occupants.