

Building Assessment Referral Response

Application Number:	DA2020/1453
Date:	02/12/2020
To:	Lashta Haidari
Land to be developed (Address):	Lot 1 DP 881326 , 4 Collaroy Street COLLAROY NSW 2097 Lot CP SP 5367 , 1 Alexander Street COLLAROY NSW 2097

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

Building Code of Australia Assessment Report

The Building Code of Australia Report for fire safety measures in respect to the proposed building as detailed and recommended in the Building Code of Australia Assessment Report prepared by BCA Logic, dated 29/10/2020 , Report Ref No. 112605 -BCA- r1 are to be taken into consideration 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 for building occupant health and safety.

Access for People with Disabilities

Access and facilities to and within the proposed building is to be provided for Persons with a Disability in accordance with the Access Assessment Report prepared by BCA Logic, dated 29/10/2020, Reference no. 112605-Access-r1.

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 and facilities to and within the building for Persons with a disability.