

Building Assessment Referral Response

Application Number:	DA2021/2457
Date:	17/01/2022
To:	Anne-Marie Young
Land to be developed (Address):	Lot 1 DP 1145029 , 33 Myoora Road TERREY HILLS NSW 2084

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

Building Code of Australia Fire Safety Requirements

The works and fire safety measures as detailed and recommended in the Building Code of Australia Assessment Report prepared by BCA Logic, dated 10/11/2021, Report Ref No.11424-BCA- r1 and the Fire Safety Engineering Design Review prepared by Scientific Fire Services dated 17/11/2021, Ref 283621, 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

Access and facilities to and within the buildings 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 recommendations contained In the Statement of Compliance prepared by Accessible Building Solutions dated 6/12/2021, Ref 221179 are to be taken into consideration 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 buildings.

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