

## Building Assessment Referral Response

<b>Application Number:</b>	DA2020/0104
<b>To:</b>	Jordan Davies
<b>Land to be developed (Address):</b>	Lot 2 DP 1008986 , 200 Forest Way BELROSE NSW 2085 Lot 1 DP 1205253 , 200 Forest Way BELROSE NSW 2085

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

#### **Access and Facilities for Persons with a Disability.**

Prior to the issue of an Occupation Certificate details demonstrating implementation and compliance with Part D3 of the Building Code of Australia – 'Access For People With A Disability' and Part F2.4 - "Accessible Sanitary Facilities" are to be provided to the Principal Certifier.

Reason: To ensure adequate provision is made for Access & Egress for building occupant health and Safety