

Building Assessment Referral Response

Application Number:	DA2020/1597
Date:	12/01/2021
To:	Anne-Marie Young
Land to be developed (Address):	Lot 25 DP 7002 , 67 Pacific Parade DEE WHY NSW 2099

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 and Fire Engineering Report

The Recommendations for Fire Safety provisions contained in the BCA Assessment Report, Rev 1, prepared by BCP, dated 1.12.2020 and the Fire Engineering Report, Ref. 20295, prepared by Innova Services, dated 30/11/2020 are to be taken into consideration as part of the assessment for 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 occupants.

Access for People with Disabilities

Access to and within the building is to be provided for Persons with a Disability in accordance with the Statement of Compliance prepared by Accessible Building Solutions, Job No. 220216, dated 5/11/2020 and for compliance with the Building Code of Australia and AS 1428.1.

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.