

Building Assessment Referral Response

Application Number:	DA2021/0249
Date:	26/03/2021
To:	Gareth David
Land to be developed (Address):	Lot 38 DP 752017 , 38 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 Certificate - Unauthorised Works on site

An application for a Building Information Certificate (BIC) is to be lodged and approved for all unauthorised works onsite.

A 'Building Code of Australia (BCA) Assessment Report' / 'Fire Audit Report' is to be lodged with the BIC application from an appropriately qualified Registered Certifier*.

The report is to detail the extent to which the existing building and (relevant affected parts) does or does not comply with the deemed-to-satisfy provisions of Sections C, D and E of the Building Code of Australia. The report is to also provide recommendations with respect to the existing building / works required to ensure that the specified measures and facilities contained in the existing building, including

any modifications to be made by the proposed development are appropriate for its intended use to:

- i) restrict the spread of fire from the building to other buildings nearby, and
- ii) protect persons using the building, and to facilitate their egress from the building in the event of fire, and
- iii) where appropriate, provide access for persons with a disability, and
- iv) provide facilities and services appropriate for the development

*To be regarded as an "appropriately qualified registered certifier" the certifier must hold the relevant level of accreditation that would enable the certifier to issue a construction certificate for the subject building.

Reason: To regularise unauthorised development and ensure adequate provision is made health, amenity access and fire safety for building occupant health and safety.