

Building Assessment Referral Response

Application Number:	Mod2021/0016
Date:	16/02/2021
To:	Lashta Haidari
Land to be developed (Address):	Lot 1113 DP 752038 , 1113 / 752038 Oxford Falls Road FRENCHS FOREST NSW 2086

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

BCA Requirements

The Building Code of Australia works as detailed and recommended in the Building Code of Australia Assessment Statement prepared by Advance Building Approvals, dated 18/1/2021, Report Ref No. CF20231-ST01b 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 Health, Amenity, access and Fire safety for building occupant health and safety.

Access and Facilities for Disabled Persons

Access and facilities to and within the building is to be provided for Persons with a Disability as recommended in the Accessibility Report (Section 4.56 application) prepared by Accessibility Solutions dated 8/12/2020 and to comply with the Building Code of Australia and AS 1428.1. The Recommendations. are to be taken into consideration as part of the 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 building.

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