

Building Assessment Referral Response

Application Number:	DA2020/1758
Date:	09/02/2021
To:	Kent Bull
Land to be developed (Address):	Lot B DP 369977 , 11 Lewis Street BALGOWLAH HEIGHTS NSW 2093

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

Fire Safety Report

The National Construction Code Report prepared by Building Anatomy, dated 21/12/2012, Report Ref No. 200154r1.0 is to be taken into consideration 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 Fire safety including building occupant health and safety.

Access and Facilities for People with Disabilities

Access and Facilities to and within the building is to be provided for Persons with a Disability in accordance with the Building Code of Australia and AS 1428.1.. In this regard consideration is to be given to the Accessibility Report prepared by Building Anatomy, dated 21.12.2021, report number 200154r1.0 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 building.

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