

## Building Assessment Referral Response

<b>Application Number:</b>	DA2021/0619
<b>Date:</b>	25/07/2021
<b>To:</b>	Jordan Davies
<b>Land to be developed (Address):</b>	Lot 202 DP 1019363 , 15 Jubilee Avenue WARRIEWOOD NSW 2102

### 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

#### Supported Subject to conditions

The application proposes excavation works, tree removal and the construction of a mixed-use development for 59 self-storage units and 24 light industrial units.

The proposed building/s consists a two-level warehouse and strata storage facility and three-level self-storage facility. A BCA report has been submitted with the application which addresses key issues satisfactorily.

No objections subject to conditions.

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 Code of Australia requirements and Fire Safety Upgrade

The Building Code of Australia works and recommendations as detailed in the Building Code of Australia Assessment Report prepared by the Building Control Group, dated 12/5/2021, Report Ref No. 210059 are to be considered 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 access and Fire safety for the building occupant.

### **Access and Facilities for persons with a Disability**

Access and facilities to and within the building are to be provided for Persons with a Disability and are to comply with the Building Code of Australia and AS 1428.1. The recommendations contained in the Access Assessment Report prepared by the Building Control Group, reference 210059, dated 12/5/2021 are to be taken into consideration 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.

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

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

### **Fire Safety Matters**

At the completion of all works, a Fire Safety Certificate will need to be prepared which references all the Essential Fire Safety Measures applicable and the relative standards of Performance (as per Schedule of Fire Safety Measures). This certificate must be prominently displayed in the building and copies must be sent to Council and Fire and Rescue NSW.

Details demonstrating compliance are to be submitted to the Certifying Authority prior to the issue of the Occupation Certificate (or where applicable, relating to the part of the building, being the subject of this Consent).

Each year the Owners must send to the Council and Fire and Rescue NSW, an annual Fire Safety Statement which confirms that all the Essential Fire Safety Measures continue to perform to the original design standard.

Reason: Statutory requirement under Part 9 Division 4 & 5 of the Environmental Planning and Assessment Regulation 2000.