

Building Assessment Referral Response

Application Number:	DA2019/0429
To:	Benjamin Price
Land to be developed (Address):	Lot C DP 302957 , 107 Griffiths Street BALGOWLAH 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.

1. Fire Separation - External Walls

Prior to the issue of any interim or final Occupation Certificate details demonstrating implementation and compliance with Part 3.7 of the Building Code of Australia – 'Fire Safety' are to be provided to the Principal Certifier.

Reason: To ensure adequate provision is made for fire safety and for building occupant safety

2. Fire Separation – Internal Walls

Prior to the issue of any interim or final Occupation Certificate details demonstrating implementation and compliance with Part 3.7 of the Building Code of Australia – 'Fire Safety' are to be provided to the Principal Certifier.

Reason: To ensure adequate provision is made for fire safety and for building occupant safety

3. Sound Insulation

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Prior to the issue of any interim or final Occupation Certificate details demonstrating implementation and compliance with Part 3.8.6 of the Building Code of Australia – ‘Sound Insulation’ are to be provided to the Principal Certifier.

Reason: To ensure adequate provision is made for building occupant health and amenity

Recommended Building Assessment Conditions

Nil.