

Building Assessment Referral Response

Application Number:	DA2020/0588
Date:	13/07/2020
To:	Maxwell Duncan
Land to be developed (Address):	Lot 20 DP 2044 , 16 Maretimo 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

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

Fire Safety, Access and Services Upgrade requirements

The fire upgrading measures and works to upgrade the building as detailed and recommended in the Building Code of Australia /Fire Audit / Assessment Report issued by BCA Logic P/L (Ref. 111451-BCA-r1, and dated 23 April 2020), or as subsequently amended by a suitably qualified Accredited Certifier, are to be constructed/provided/implemented to the building with details demonstrating full implementation and compliance being submitted to the Principal Certifying Authority prior to the issue of the Occupation Certificate.

Reason: To ensure adequate provision is made for fire safety, occupant safety, egress and facilities in the premises for building occupants.

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 Interim / Final Occupation Certificate.

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.

CONDITIONS THAT MUST BE COMPLIED WITH PRIOR TO THE ISSUE OF ANY STRATA SUBDIVISION OR SUBDIVISION CERTIFICATE

Strata Subdivision requirements (Occupation Certificate)

Prior to the issue of Strata Subdivision Certificate, an Occupation Certificate is to be provided to the Certifying Authority for the proposed additions and upgrading works.

Reason: To ensure adequate provision is made where required for upgrading fire safety provisions, occupant safety and appropriate facilities in the premises for building occupants.

Compliance with Relevant Legislation

Prior to the issue of the Strata Plan of Subdivision, all relevant matters pertaining to this Plan, are to be satisfied to the satisfaction of the Certifying Authority, and evidence provided that the Plan complies with clause 17 Strata Schemes Development Regulation 2016 and the relevant parts of Section 54 or 58 Strata Schemes Development Act 2015.

Reason: To ensure compliance with the Consent issued, compliance with relevant legislation, and to ensure adequate provision is made, where required for fire safety, occupant safety, egress and appropriate facilities in the premises for building occupants.