

Building Assessment Referral Response

Application Number:	DA2022/0596
Proposed Development:	construction of a mixed use development comprising retail and co-living housing over part basement parking
Date:	16/03/2023
To:	Alex Keller
Land to be developed (Address):	Lot CP SP 35989 , 29 - 37 Dobroyd Road 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

.Building Code of Australia Requirements and Fire Safety Measures

Building Code of Australia Requirements and Fire Safety Measures.

The Building Code of Australia works as recommended in the Building Code of Australia Audit Report prepared by GRS Building Reports P/L, dated 19/1/2022, Report Ref No. M711, Rev2a 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 Health, Amenity, access and Fire safety for building occupant health and safety.

Building Code of Australia Access

The Building Code of Australia works and access measures to the building as detailed and recommended in the Access Report prepared by Sydney Access Consultants, dated 8/2/2022, Report Ref No. R2021_108 are to be considered as part of the assessment of the Construction Certificate Measures.

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 for building occupant safety.