

## Building Assessment Referral Response

<b>Application Number:</b>	DA2021/0109
<b>Date:</b>	01/03/2021
<b>To:</b>	Thomas Burns
<b>Land to be developed (Address):</b>	Lot 17 SP 74448 , 17 / 35 - 43 Dalley Street QUEENSCLIFF NSW 2096 Lot 16 SP 74448 , 16 / 35 - 43 Dalley Street QUEENSCLIFF NSW 2096

### 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

#### Glass Balustrading

The proposed glass balustrades are to comply with Clause D2.16 of the Building Code of Australia and in compliance with AS1170 and AS1288.

An interlocking top rail is to be provided to the glass balustrades in accordance with AS1288-2006.

Details demonstrating compliance are to be provided to the Certifying Authority, prior to the issue of the Construction Certificate.

**Reason:** To ensure provision is made for building occupant safety.