

Building Assessment Referral Response

Application Number:	DA2020/1193
Date:	17/11/2020
To:	Nick Keeler
Land to be developed (Address):	Lot 2317 DP 752038 , 69 Binalong Avenue ALLAMBIE HEIGHTS NSW 2100

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 to proposal subject to conditions to ensure a reasonable level of protection from fire and the like.

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 Matters

The following fire safety measures and/or works to upgrade the portion of the building to be utilised as a 'Beauty Salon', are to be implemented.

1. A Building Code of Australia compliant interlinked Smoke Alarm system (to be installed in the Beauty Salon and interlinked with the residential portion of the building), and
2. A Hand Held Fire Extinguisher (to be installed in the Beauty Salon portion).

Details demonstrating compliance are to be submitted to the Certifying Authority prior to the issue of the Occupation Certificate.

Reason: To ensure adequate provision is made for fire safety in the premises for building occupant safety.