

Building Assessment Referral Response

Application Number:	DA2018/1667
To:	Lashta Haidari
Land to be developed (Address):	Lot 2615 DP 752038 , 181 Allambie Road 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 proposed construction of 24 independent living units and Community Building (pool/ facilities building), car parking and associated works.

Proposal is capable of compliance with the National Construction Code via an 'Alternate Solution' and is therefore acceptable with condition/s.

Recommended Building Assessment Conditions

CONDITIONS TO BE SATISFIED PRIOR TO THE ISSUE OF THE CONSTRUCTION CERTIFICATE

Building Code of Australia / National Construction Code matters

Details to ensure compliance with the National Construction Code and as detailed and recommended in the *Building Code of Australia (BCA) Compliance Assessment Report* prepared by 'AE&D P/L', referenced report No.8232 - REV 01, and dated 13/07/2018 (including any required modification by the Fire Engineer/Certifier), are to be incorporated into and applied to, the development.

Detailed plans and specifications demonstrating compliance are to be submitted to the Principal Certifying Authority prior to the issue of the relevant Construction Certificate.

Reason: To ensure adequate provision is made for Fire Safety, Energy Efficiency, Health, and Amenity in accordance with the minimum provisions of the National Construction Code for building occupant access, structural and fire safety, and comfort.

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

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.