

Building Assessment Referral Response

Application Number:	DA2021/0748
Date:	29/06/2021
To:	Stephanie Gelder
Land to be developed (Address):	Lot 20 DP 1236268 , 1 Garigal Road BELROSE NSW 2085

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 proposes the internal fit out of Level 3 of the existing office building. The works generally involve the creation of storage areas, a staff breakout space, meeting rooms, spaces for staff and staff training rooms.

The application does not propose any alterations to the existing plant room, lift or sanitary facilities. Subject to the Construction Certificate addressing BCA issues as detailed in the accompanying report submitted with the application, no objection 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 TO BE SATISFIED PRIOR TO THE ISSUE OF THE CONSTRUCTION CERTIFICATE

Building Code of Australia and Fire Safety matters

The Building Code of Australia works and measures to achieve compliance as detailed and recommended in the Building Code of Australia Audit Report prepared by Murrow Consulting Pty Ltd, dated 21 May 2021, Report Ref No. 3029 are to be carried out to the specified part/s of the building. Details demonstrating compliance are to be submitted to the Principal Certifier prior to the issue of any Construction Certificate.

Reason: To ensure adequate provision is made for Health, Amenity, access and Fire safety for building occupant safety.