

Building Assessment Referral Response

Application Number:	REV2022/0004
Date:	23/08/2022
To:	Maxwell Duncan
Land to be developed (Address):	Lot 111 DP 11936 , 16 Bangaroo Street NORTH BALGOWLAH 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

Amended Plan Review

The amended plans have been reviewed resulting in (2) additional conditions relating to access and egress (external) and access for disabled (internal).

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 Fire Safety Requirements

The Building Code of Australia fire safety measures for the building as detailed and recommended in the BCA Fire and Life Safety Audit Report prepared by GRS Building Reports Pty Ltd, dated 13/5/2022, Project No. W350/Rev 2a and including any proposed Performance Solutions 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.

Access for People with Disabilities

Access to and within the building is to be provided for Persons with a Disability. In this regard the step between activity areas 1&2 is to be provided with a 1m wide ramp for access. The ramp is to comply with the Building Code of Australia and AS1428. Details are to be provided to the Certifying Authority prior to the issue of the Construction Certificate and be implemented prior to occupation of the building.

Reason: To ensure adequate provision is made for access to and within the building for Persons with a disability.

Access and Egress

The discharge from the ground floor external rear exit door requires a 1m clear, unobstructed path of travel for egress to reach the street.

Where it is proposed to use the Northern side passageway for this purpose it must be clear of all obstructions including fences, retaining walls and any fixtures to enable compliance with D1.10 of the Building Code of Australia. Where it is proposed to use the Southern side pathway to the street. It must be 1m clear of any cars and defined by bollards or other suitable measures to prevent obstruction.

Reason: To ensure adequate safety is made for Access and Egress and building occupant health and safety.

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 the NSW Fire Brigade.

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 the NSW Fire Brigade 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.