

## Building Assessment Referral Response

<b>Application Number:</b>	REV2021/0012
<b>Date:</b>	21/07/2021
<b>To:</b>	Alex Keller
<b>Land to be developed (Address):</b>	Lot B DP 85983 , 396 - 400 Sydney Road BALGOWLAH NSW 2093 Lot A DP 85983 , 402 Sydney Road 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

**The Review documents and plans have been considered and the previous referral condition prior to release of the CC has been amended. The previous condition relating to fire safety matters prior to occupation has been retained without change.**

**There are no objections to the revised development application subject to compliance with the conditions listed in this response.**

### Supported with conditions.

*Previous referral comments provided with DA2020/0634 are applicable for this Review Application.*

(Note: See referral detail on DA2018/1743 that may assist on same site history. Concern regarding design changes and fire safety, separation, foyer area, ducting links from basement though upper levels and the like. This is a Review (REV application) of DA2020/0634.)

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 Upgrade requirements and Fire Safety Upgrade**

The Building Code of Australia works as detailed and recommended in the Building Code of Australia Assessment Report prepared by the Building Control Group dated 26 May 2020, Report Ref No. 200096 and the Addendum BCA Compliance Statement dated 16/6/2021 are to be taken into consideration 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.

## **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.