

## Building Assessment Referral Response

<b>Application Number:</b>	DA2018/0149
<b>To:</b>	Daniel Milliken
<b>Land to be developed (Address):</b>	Lot 2211 DP 752038 , 60 Binalong Avenue ALLAMBIE HEIGHTS NSW 2100 Lot 2223 DP 752038 , 60 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

The application seeks development consent for demolition of existing structures, excavation works and development of a 35 room Boarding house with additional managers room, communal spaces, and a basement level containing 9 car parking spaces, motorbike and bicycle spaces, storage room, laundry, garbage room, bulky waste store, and service room.

The application has been reviewed in regard to aspects relevant to the Building Control (Approvals and Certification) Team. Accordingly, these matters are limited to Building Code of Australia (BCA) compliance, Access issues and associated matters for new construction work only, and therefore not the suitability or otherwise of the proposal and its intended use, for this particular site.

Whilst the proposed development does not indicate full compliance with all requirements of the BCA, these matters may be appropriately determined at Construction Certificate stage. Accordingly no objections are raised, subject to inclusion of the attached conditions to any Consent issued, to ensure compliance with the National Construction Code (NCC / BCA).

### Recommended Building Assessment Conditions

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

### Building Code of Australia / National Construction Code

Details and amendments to ensure compliance with construction requirements, access for persons with a disability, and Energy Efficiency provisions contained within the National Construction Code and as detailed and recommended in the Building Code of Australia (BCA) Assessment Report prepared by 'BCA Logic P/L', referenced report No. 109039-BCA-r2.1, and dated 29/01/2018 are to be incorporated into and applied to, the development.

Fully detailed plans and specifications demonstrating compliance are to be submitted to the Principal

Certifying Authority prior to the issue of the 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 / BCA for building occupant access, structural and fire safety, and comfort. (DACBCCPCC1)

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

### **Building Code of Australia / National Construction Code**

Works to ensure compliance with construction requirements, access for persons with a disability, and Energy Efficiency provisions as contained within the National Construction Code and as also detailed and recommended in the Building Code of Australia (BCA) Assessment Report prepared by 'BCA Logic P/L', referenced report No.109039-BCA-r2.1, dated 29/01/2018 (including any subsequent amendment to this document), are to be incorporated into and applied to the development.

Details demonstrating implementation and compliance are to be submitted to the Principal Certifying Authority prior to the issue of the Interim / Final Occupation 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 / BCA for building occupant access, structural & fire safety, and comfort. (DACBCFPOC2)

### **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. (DACPLF07)