

Building Assessment Referral Response

Application Number:	DA2022/0156
Date:	24/02/2022
To:	Nick Keeler
Land to be developed (Address):	Lot 1 DP 1245996 , 14 Inman Road CROMER NSW 2099

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 has been investigated with respect to aspects relevant to the Building Certification and Fire Safety Team.

There are no concerns regarding this development application, 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

NCC Compliance - detailed plans

In accordance with BCA Report prepared by Davis Group, dated 13/08/2021, Ref. 20053 (Trim Ref. 2022/087477), details of upgrades are required to be provided to the PC with the application of a Construction Certificate.

Reason: Ensure compliance with the NCC (BCA) 2019 and associated Australian Standards.

F2.3 Facilities in class 3 to 9 buildings

In accordance with **Part F2.3** of the National Construction Code (BCA) 2019, details are to be provided to the PC of an accessible shower within the sole occupancy unit or within a common accessible area.

Reason: Ensure compliance with the NCC and associated Australian Standards.

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

Compliance with NCC upgrades

Certification demonstrating implementation of the upgrading measures and works to the building as detailed in BCA Report prepared by Davis Group, dated 13/08/2021, Ref. 20053 (Trim Ref. 2022/087477) are to be submitted to the Principal Certifying Authority prior to the issue of the Final Occupation Certificate.

Reason: To ensure compliance with the NCC and associated Australian Standards for building occupant safety.

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.