

## Building Assessment Referral Response

<b>Application Number:</b>	DA2020/0431
<b>Date:</b>	07/06/2020
<b>To:</b>	Alex Keller
<b>Land to be developed (Address):</b>	Lot 4 DP 7445 , 1129 Pittwater Road COLLAROY NSW 2097

### 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 demolition of existing site buildings and construction of a mixed use development with 2 ground floor commercial tenancies and a 23 room boarding house with caretakers apartment above. There will also be car parking for 21 vehicles.

The application does not comply with the DTS provisions of the NCC and a fire engineered solution relating to CP9, EP1.3, EP1.4, EP1.6, EP2.2 and EP3.2 (et al), will need to be determined after consultation with the NSW Fire Brigade as part of the Construction Certificate process. Building Certification and approvals raises no objections subject to conditions as the Fire Engineering solution may be possible to achieve without recourse to Consent Modification

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 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 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.