

## Building Assessment Referral Response

<b>Application Number:</b>	DA2024/0282
<b>Proposed Development:</b>	Alterations and additions to an educational establishment
<b>Date:</b>	16/07/2024
<b>To:</b>	Thomas Burns
<b>Land to be developed (Address):</b>	Lot 15 DP 111254 , 1299 Pittwater Road NARRABEEN NSW 2101 Lot 3 DP 111254 , 1299 Pittwater Road NARRABEEN NSW 2101 Lot 4 DP 111254 , 1299 Pittwater Road NARRABEEN NSW 2101

### 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 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 Upgrade requirements and Fire Safety Upgrade

The Building Code of Australia proposed works and fire upgrading measures to upgrade the building as detailed and recommended in the Building Code of Australia Audit Report prepared by Philip Chun, dated 1/3/2024, 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.