

## Building Assessment Referral Response

<b>Application Number:</b>	Mod2018/0209
<b>To:</b>	Hugh Halliwell
<b>Land to be developed (Address):</b>	Lot 1 DP 668492 , 2 Beach Road PALM BEACH NSW 2108 Lot A DP 341607 , 2 Beach Road PALM BEACH NSW 2108

### 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

**No objections subject to conditions to ensure compliance with the Building Code of Australia, in particular to enable adequate facilities for the public.**

### Recommended Building Assessment Conditions

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

#### **Building Code of Australia (BCA) Assessment Report'**

A 'Building Code of Australia (BCA) Assessment Report' from an appropriately qualified Accredited Certifier\* will need to be submitted with the Construction Certificate addressing the following, for the parts of the building affected by the increase in numbers of persons to be accommodated:

a) The report is to detail the extent to which the existing building does or does not comply with the deemed-to satisfy provisions of Sections D, E and F of the Building Code of Australia. The report/s are to also provide recommendations with respect to the works required to ensure that the specified measures and facilities contained in the existing building, including any modifications to be made by the proposed development, (to the degree necessary for the additional persons to be accommodated), are appropriate for its intended use to:

- i) protect persons using the building, and to facilitate their egress from the building in the event of fire, and*
- ii) restrict the spread of fire from the building to other buildings nearby, and*
- iii) provide BCA Volume 1, Part F facilities and services appropriate for the development.*

b) The fire upgrading measures and works to upgrade the building as detailed and recommended in the above BCA and Fire Audit Report are to be detailed, in the Construction Certificate application & plans. The specified works are to be constructed/provided/implemented to the building with details demonstrating implementation being submitted to the Principal Certifying Authority prior to the issue of

the Interim / Final Occupation Certificate.

2. \*To be regarded as an "appropriately qualified accredited certifier" the certifier must hold the relevant level of accreditation that would enable the certifier to issue a construction certificate for the subject building.

Reason: To ensure adequate provision is made for fire safety, occupant safety, egress, access and facilities in the premises for building occupants. (DACBCCPCC1)

## **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. (DACPLF07)