

Building Assessment Referral Response

Application Number:	DA2020/0110
Date:	02/09/2020
To:	Penny Wood
Land to be developed (Address):	Lot 12 SP 39226 , 12 / 20 - 22 Cross Street BROOKVALE 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 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.

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

Structural Adequacy

A Certificate of Adequacy signed by a practicing structural engineer certifying that the structural capacity of the building will be appropriate to the buildings proposed use as required by Section 93 of the Environmental Planning and Assessment Regulations. Such Certificate is required prior to release of the Development Approval.

Reason: To ensure the existing building is capable of supporting any additional loadings.

Building Code of Australia Upgrade requirements and Fire Safety Upgrade

The Building Code of Australia works and fire safety measures to upgrade the building as detailed and recommended in the Building Code of Australia Compliance Report prepared by BCA Vision, dated 13 August 2020, Report Ref No.P20115 are to be carried out in full to the building.

Details demonstrating implementation and compliance are to be submitted to the Principal Certifier prior to the issue of any Final Occupation Certificate.

Reason: To ensure adequate provision is made for Health, Amenity, access and Fire safety 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.