

## Building Assessment Referral Response

<b>Application Number:</b>	DA2019/0730
<b>To:</b>	Benjamin Price
<b>Land to be developed (Address):</b>	Lot 4 DP 345419 , 71 A Queenscliff Road QUEENSCLIFF NSW 2096 Lot 41 DP 300057 , 71 Queenscliff Road QUEENSCLIFF NSW 2096

### 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 (BCA). It is noted that the proposed development does not fully comply with some requirements of the Building Code of Australia however these matters may be readily determined at Construction Certificate Stage by way of a BCA Alternate Solution Design where required.

### 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.