

Building Assessment Referral Response

Application Number:	DA2019/0411
To:	Julie Edwards
Land to be developed (Address):	<p>Lot 1 DP 209019 , 2 - 8 Old Pittwater Road BROOKVALE NSW 2100</p> <p>Lot 1 DP 229795 , 2 - 8 Old Pittwater Road BROOKVALE NSW 2100</p> <p>Lot 1 DP 365898 , 2 - 8 Old Pittwater Road BROOKVALE NSW 2100</p> <p>Lot 1 DP 918786 , 2 - 8 Old Pittwater Road BROOKVALE NSW 2100</p> <p>Lot 13 DP 5876 , 2 - 8 Old Pittwater Road BROOKVALE NSW 2100</p> <p>Lot 14 DP 5876 , 2 - 8 Old Pittwater Road BROOKVALE NSW 2100</p> <p>Lot 15 DP 5876 , 2 - 8 Old Pittwater Road BROOKVALE NSW 2100</p> <p>Lot 17 DP 3674 , 2 - 8 Old Pittwater Road BROOKVALE NSW 2100</p> <p>Lot 2 DP 208793 , 2 - 8 Old Pittwater Road BROOKVALE NSW 2100</p> <p>Lot B DP 311452 , 2 - 8 Old Pittwater Road BROOKVALE NSW 2100</p> <p>Lot 2 DP 209019 , 2 - 8 Old Pittwater Road BROOKVALE NSW 2100</p> <p>Lot 1 DP 947905 , 2 - 8 Old Pittwater Road BROOKVALE NSW 2100</p>

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 to proposed new building works, subject to standard Conditions.

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.