

## Building Assessment Referral Response

<b>Application Number:</b>	DA2019/0200
<b>To:</b>	Claire Ryan
<b>Land to be developed (Address):</b>	Lot A DP 402556 , 130 Old Pittwater Road 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 seeks Consent for construction of a new industrial and warehouse complex on the site. The existing single storey industrial units located at the lower area of the site are to be retained, with the proposed industrial complex constructed at the upper level above the escarpment line and will be partly elevated over the existing buildings.

Although not demonstrating full compliance with the National Construction Code/BCA at this stage, it is considered that the proposal can comply with the BCA without significant modification. Accordingly, no objections subject to 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.