

Building Assessment Referral Response

Application Number:	DA2019/1129
To:	David Auster
Land to be developed (Address):	Lot 2 DP 531960 , 39 Cabbage Tree Road BAYVIEW NSW 2104

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.

Note: The proposed development may not comply with some requirements of the BCA and the Premises Standards. Issues such as this however may be determined at Construction Certificate Stage.

Recommended Building Assessment Conditions

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

BCA Report

The BCA report provided is not adequate. In particular the Type of Construction is required to be Type A not Type B as indicated in the report previously submitted for this development. A 'Building Code of Australia (BCA) Assessment Report' / 'Fire Audit Report' from an appropriately qualified Accredited Certifier* will need to be submitted with the Construction Certificate application addressing the following:

The report is to detail the extent to which the proposed building does or does not comply with the deemed-to satisfy provisions of Sections C, D, E and F of the Building Code of Australia. Council considers that a new building should be capable of being designed without the need for Performance Based Solutions

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

Details demonstrating compliance are to be provided to the Certifying Authority prior to the issue of the

Construction Certificate.

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