

## Building Assessment Referral Response

<b>Application Number:</b>	DA2023/1202
<b>Proposed Development:</b>	Use of Premises as an indoor recreational facility, fitout and signage
<b>Date:</b>	10/09/2023
<b>To:</b>	Brittany Harrison
<b>Land to be developed (Address):</b>	Lot 1 DP 1282038 , 4 - 8 Inman Road CROMER NSW 2099

### 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 Executive Summary of the BCA Logic Report dated 23/9/2021 refers to the proposed construction of a new Warehouse & Distribution Facility at 4-10 Inman Rd, Cromer.

The report is not relevant to the proposed change of use for the building to a Gymnasium. The following report is therefore required :

A 'Building Code of Australia (BCA) Assessment Report' from an appropriately qualified Registered Certifier will need to be submitted to address the following prior to further assessment by Building Control :

The report is to detail the extent to which the existing 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. The report is to also provide recommendations with respect to the existing building / works required to ensure that the specified measures and facilities contained in the existing building, including any modifications to be made by the proposed development are appropriate for its intended use to:

- restrict the spread of fire from the building to other buildings nearby, and
- protect persons using the building, and to facilitate their egress from the building in the event of fire, and
- as required, provide access for persons with a disability, and
- provide facilities and services appropriate for the development.

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

The proposal is therefore unsupported.

Note: Should you have any concerns with the referral comments above, please discuss these with the Responsible Officer.

### **Recommended Building Assessment Conditions**

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

### **Building Code of Australia Fire Safety Requirements**

The Building Code of Australia fire safety requirements for the building as detailed and recommended in the BCA Assessment Report prepared by BCA Logic, dated 23/9/2021, Ref No. 113390-BCA-r1, including any required Performance Reviews, are to be considered as part of the assessment for any Construction Certificate. Details demonstrating compliance are to be provided to the Certifying Authority, prior to the issue of a Construction Certificate.

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