

## Building Assessment Referral Response

<b>Application Number:</b>	DA2021/2062
<b>Date:</b>	24/11/2021
<b>To:</b>	Clare Costanzo
<b>Land to be developed (Address):</b>	Lot 1 DP 218698 , 519 Pittwater Road BROOKVALE NSW 2100 Lot 1 DP 544372 , 519 Pittwater Road BROOKVALE NSW 2100 Lot 1 DP 1082288 , 519 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**The previous DA referral comments of 23/11/2021 are withdrawn and amended by the following comments:**

The proposed change of building use must comply with Category 1 Fire Safety Provisions applicable to the proposed use in accordance with Section 93 of the Environmental Planning and Assessment Regulations.

In particular the existing levels of fire safety and egress provisions are required to be reviewed to ensure that an adequate level of fire safety in accordance with Parts C, D & E of Volume 1, of the Building Code of Australia (BCA) is provided.

A Report from an appropriately qualified registered certifier is to be submitted addressing the Category 1 Fire Safety Provisions and Parts C, D & E of the BCA.

The report is required to be submitted to Council prior to the determination of the Development Application.

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

Nil.