

## Building Assessment Referral Response

<b>Application Number:</b>	DA2023/0993
<b>Proposed Development:</b>	Alterations and additions to a commercial premises
<b>Date:</b>	10/09/2023
<b>To:</b>	Dean Pattalis
<b>Land to be developed (Address):</b>	Lot CP SP 19670 , 98 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 has been investigated with respects to aspects relevant 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.

The proposal is therefore supported.

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

### Compliance with the Building Code of Australia

Where the proposed works require repairs or reinstatement of external walls or roofing the construction and materials are required to comply with the relevant provisions of the Building Code of Australia.  
Reason: To ensure adequate provision is made for fire safety and for building occupant safety.

### Access and Egress

The proposed building work must not reduce the existing level of access and egress for the buildings. Access and egress is required to comply with Part D of the Building Code of Australia. In this regard 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 building occupant safety.