

Building Assessment Referral Response

Application Number:	DA2022/0144
Date:	25/02/2022
To:	Megan Surtees
Land to be developed (Address):	Lot 103 DP 1247294 , 145 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 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. **It is noted that the existing mezzanine level is not shown to be part of this application**

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

Building Code of Australia Upgrade requirements and Fire Safety Upgrade

The Building Code of Australia works and fire upgrading measures of the building as detailed and recommended in the Building Code of Australia Capability Report prepared by In Code Solutions , dated 2/2/2022, are to be considered as part of the assessment of the Construction Certificate. 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.

Adequacy of Sanitary Facilities

Prior to issue of the Construction Certificate the Principal Certifier is to be provided with details of sanitary facilities for patrons, staff and including persons with a Disability as required by the Building Code of Australia for the Classification of the building under its approved use.

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

Reason: To ensure the provision of adequate sanitary and associated facilities for the premises.

Building Code of Australia Access

Access and facilities to and within the building are to be provided for Persons with a Disability and are to comply with the Building Code of Australia and AS 1428.1. Details are to be provided to the Certifying Authority prior to the issue of the Construction Certificate and be implemented prior to occupation of the building.

Reason: To ensure adequate provision is made for access to and within the building for Persons with a disability.