

Building Assessment Referral Response

Application Number:	DA2023/0782
Proposed Development:	Alterations and additions to existing restaurant and increase in hours of operation
Date:	18/07/2023
To:	Kye Miles
Land to be developed (Address):	Lot 21 DP 226287 , 20 Albert Street FRESHWATER NSW 2096

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

Polycarbonate Roofing

The Polycarbonate Roofing System is to comply with F3D2 of the National Construction Code and is to be designed and installed in accordance with AS/NZS 1562.1. Where this is not possible, it is to be supported by a Performance Solution.

Reason: To ensure adequate provision is made for health, amenity and occupant safety.

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 CREDWELL, dated 24/3/2023, Ref No. C22264-BCA-R2, 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.

Access for People with Disabilities

Access to and within the building is to be provided for Persons with a Disability as required by the Building Code of Australia and AS1428. 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.