

Building Assessment Referral Response

Application Number:	DA2021/1431
Date:	06/09/2021
To:	Kye Miles
Land to be developed (Address):	Lot 3 DP 170341 , 10 Dowling Street QUEENSCLIFF 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

This matter has been further reviewed and it is considered that the following works are required to be carried out prior to the Development Consent being able to operate

The proposal involves a change of Classification for the building from Class 1 to Class 1b and as such the provisions of Section 93 of the Environmental Planning and Assessment Regulations (Category 1 fire safety provisions) are required to be undertaken as a Deferred Commencement Consent condition:

1. Smoke Alarms complying with AS3786 connected to the consumer mains power must be interconnected where more than (1) smoke alarm is required and are to be installed throughout the building in accordance with Clauses 3.7.5.4 and 3.7.5.5 of Volume 2 of the Building Code of Australia.
2. A system of evacuation lighting complying with Clause 3.7.5.6, Volume 2 of the Building Code of Australia must be installed throughout the building activated by a smoke alarm as required in (1) above, and consist of,
 - i) a light incorporated within the smoke alarm; or
 - ii) lighting located in a corridor, hallway or area served by the smoke alarm.

The above works are to be undertaken and upon completion of these works certification is to be provided to Council from an appropriately qualified registered certifier who has the relevant level of accreditation that would enable the certifier to issue a construction certificate for the subject building.

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

DEFERRED COMMENCEMENT CONDITIONS

Fire Safety Matters

1. Smoke Alarms complying with AS3786 connected to the consumer mains power must be interconnected where more than (1) smoke alarm is required and are to be installed throughout the building in accordance with Clauses 3.7.5.4 and 3.7.5.5 of Volume 2 of the Building Code of Australia.
2. A system of evacuation lighting complying with Clause 3.7.5.6, Volume 2 of the Building Code of Australia must be installed throughout the building activated by a smoke alarm as required in (1) above, and consist of,
 - i) a light incorporated within the smoke alarm; or
 - ii) lighting located in a corridor, hallway or area served by the smoke alarm.

The above works are to be undertaken and upon completion of these works certification is to be provided to Council from an appropriately qualified registered certifier who has the relevant level of accreditation that would enable the certifier to issue a construction certificate for the subject building.

Evidence required to satisfy these conditions must be submitted to Council within two (2) years of the date of this consent, or the consent will lapse in accordance with Section 95 of the Environmental Planning and Assessment Regulation 2000.