

## Building Assessment Referral Response

<b>Application Number:</b>	DA2021/2226
<b>Date:</b>	16/12/2021
<b>To:</b>	Lashta Haidari
<b>Land to be developed (Address):</b>	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 proposed works involve a number of non-compliances with the deemed to satisfy provisions of the Building Code of Australia. However it is proposed to address these matters by "Performance Solutions". There are also non-compliances with the proposed concept plan which will also be addressed by "Performance Solutions".

The fire engineering report is a general overview which will be further developed into a more detailed fire engineering assessment. There is no necessity to include numerous conditions with this response as the majority of the matters will be determined under a Performance Review with a fire engineered design at the Construction Certificate stage.

The application has therefore been investigated with respect to aspects relevant to the Building Certification and Fire Safety Department. There are no objections to approval of the development.

Note: The proposed development may not comply with some requirements of the BCA. Issues such as these 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

Nil.