

Building Assessment Referral Response

Application Number:	DA2021/2362
Date:	16/12/2021
To:	Adam Mitchell
Land to be developed (Address):	LOT 1 S/P 87024 , 1 / 1105 Barrenjoey Road PALM BEACH NSW 2108 LOT 2 S/P 87024 , 2 / 1105 Barrenjoey Road PALM BEACH NSW 2108 LOT 3 S/P 87024 , 3 / 1105 Barrenjoey Road PALM BEACH NSW 2108 LOT 4 S/P 87024 , 4 / 1105 Barrenjoey Road PALM BEACH NSW 2108 LOT 5 S/P 87024 , 5 / 1105 Barrenjoey Road PALM BEACH NSW 2108 Lot CP SP 87024 , 1105 Barrenjoey Road PALM BEACH NSW 2108

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.

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 THAT MUST BE ADDRESSED PRIOR TO ANY COMMENCEMENT

Building Code of Australia Requirements

The Building Code of Australia works and fire safety measures as detailed and recommended in the Building Code of Australia Assessment Report prepared by Building Control Group, dated 15/12/2020, Report Ref No.200316 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.

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. In this regard the Access Assessment Report prepared by the Building Control Group dated 15/12/2020, Ref. 200316 is to be taken into consideration as part of the assessment of the Construction Certificate. 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.

CONDITIONS WHICH MUST BE COMPLIED WITH PRIOR TO THE ISSUE OF THE OCCUPATION CERTIFICATE

Fire Safety Matters

At the completion of all works, a Fire Safety Certificate will need to be prepared which references all the Essential Fire Safety Measures applicable and the relative standards of Performance (as per Schedule of Fire Safety Measures). This certificate must be prominently displayed in the building and copies must be sent to Council and the NSW Fire Brigade.

Details demonstrating compliance are to be submitted to the Certifying Authority prior to the issue of the Interim / Final Occupation Certificate.

Each year the Owners must send to the Council and the NSW Fire Brigade an annual Fire Safety Statement which confirms that all the Essential Fire Safety Measures continue to perform to the original design standard.

Reason: Statutory requirement under Part 9 Division 4 & 5 of the Environmental Planning and Assessment Regulation 2000.