

Building Assessment Referral Response

Application Number:	DA2020/0714
Date:	22/07/2020
To:	Alex Keller
Land to be developed (Address):	Lot 2 DP 1241568 , 888 Pittwater Road DEE WHY NSW 2099

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

No objections subject to conditions to ensure compliance with the Building Code of Australia.

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

Fire safety

All new or altered fire safety services are to be included in the details provided for the Construction Certificate application. Where an 'Alternate Solution' under the Building Code of Australia exists for the base building, all proposed works are to be verified by a suitably qualified and accredited Fire Engineering professional as being consistent with the 'Alternate Solution' prior to the issue of the Construction Certificate or a new 'Alternate Solution' produced.

Reason: To ensure adequate provision for fire safety and to ensure the ongoing validity of any existing 'alternate solution' for the building.

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

Change of Use

A person must not commence occupation or use (or change of use where an existing building) of the whole or any part of a building (within the meaning of section 109H (4) of the Act) unless an Occupation Certificate has been issued in relation to the building or part.

The Principal Certifying Authority is required to be satisfied, amongst other things, that the building complies (or will, when completed, comply) with such of the Category 1 fire safety provisions as are applicable to the building's proposed use.

Note: The obligation to comply with the category 1 fire safety provisions may require building work to be carried out even though none is proposed or required in relation to the relevant development consent.

Reason: Statutory requirement under S109N of the Environmental Planning & Assessment Act 1979.

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 Fire and Rescue NSW.

Details demonstrating compliance are to be submitted to the Certifying Authority prior to the issue of the Occupation Certificate (or where applicable, relating to the part of the building, being the subject of this Consent).

All new fire safety services are to be included in the Fire Safety Schedule for the whole of the building and works are to be verified as being consistent with any existing 'Alternate Solution' for the building.

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

Reason: To ensure fire safety; and a statutory requirement under Part 9 Division 4 & 5 of the Environmental Planning and Assessment Regulation 2000.