

Building Assessment Referral Response

Application Number:	DA2021/2062
Date:	02/02/2022
To:	Clare Costanzo
Land to be developed (Address):	Lot 1 DP 218698 , 519 Pittwater Road BROOKVALE NSW 2100 Lot 1 DP 544372 , 519 Pittwater Road BROOKVALE NSW 2100 Lot 1 DP 1082288 , 519 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

Further information Provided:

As requested in my referral comments of 24/11/2022 a report has been submitted from a registered certifier addressing the Fire Safety provisions of Parts C,D & E of the BCA. The application has been consequently further investigated with respect 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The previous DA referral comments of 23/11/2021 are withdrawn and amended by the following comments:

The proposed change of building use must comply with Category 1 Fire Safety Provisions applicable to the proposed use in accordance with Section 93 of the Environmental Planning and Assessment Regulations.

In particular the existing levels of fire safety and egress provisions are required to be reviewed to ensure that an adequate level of fire safety in accordance with Parts C, D & E of Volume 1, of the Building Code of Australia (BCA) is provided.

A Report from an appropriately qualified registered certifier is to be submitted addressing the Category 1 Fire Safety Provisions and Parts C, D & E of the BCA.

The report is required to be submitted to Council prior to the determination of the Development Application.

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

Building Code of Australia Upgrade requirements and Fire Safety Upgrade

The Building Code of Australia works for fire upgrading measures of the building as detailed and recommended in the Building Code of Australia Compliance Audit Report prepared by MBC Group, dated 1/2/2022, 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.