

Building Assessment Referral Response

Application Number:	DA2021/2578
Date:	27/01/2022
To:	Megan Surtees
Land to be developed (Address):	Lot 1 SP 10655 , 1 / 95 Queenscliff Road QUEENSCLIFF NSW 2096 Lot 4 SP 10655 , 4 / 95 Queenscliff Road QUEENSCLIFF NSW 2096 Lot 7 SP 10655 , 7 / 95 Queenscliff Road QUEENSCLIFF NSW 2096 Lot CP SP 10655 , 95 Queenscliff Road 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

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 TO BE SATISFIED PRIOR TO THE ISSUE OF THE CONSTRUCTION CERTIFICATE

Safety Balustrade; Fire Safety; Ceiling Height

1. The replacement balustrade for the balcony areas of Units 1, 4 & 7 are to comply with D2.16 of the Building Code of Australia. Details are to be provided with the Construction Certificate.

2. The new steel beams supporting the flooring are required to be encased with fire rated material so as to achieve an FRL of 90/90/90 for Type A construction in accordance with Table 3 of Specification C1.1 of the Building Code of Australia. Details are to be provided with the Construction Certificate.
3. The existing kitchens in Units 1 & 4 are to maintain a ceiling height of 2.1m in accordance with Part F3 of the Building Code of Australia. Details are to be provided with the Construction Certificate.

Reason: To ensure adequate provision is made for Amenity, Fire safety for building occupant health and safety.