

## Building Assessment Referral Response

<b>Application Number:</b>	DA2021/1431
<b>Date:</b>	23/08/2021
<b>To:</b>	Kye Miles
<b>Land to be developed (Address):</b>	Lot 3 DP 170341 , 10 Dowling Street 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

This matter has been reviewed and additional information is necessary in regards to compliance with the following requirements.

There is a proposed a change of Classification for the building from Class 1 to Class 1b and as such the provisions of Section 93 of the Environmental Planning and Assessment Regulations are required to be considered prior to determination of the Development Application.

The proposal involves a Change of Classification from Class1 to Class 1b and consequently the following Category 1 fire safety provisions are required to be carried out:

1. (EP2.1) (P2.3.2) - Smoke Alarms complying with AS3786 connected to the consumer mains power must be interconnected where more than (1) smoke alarm is required and are to be installed throughout the building in accordance with Clauses 3.7.5.4 and 3.7.5.5 of Volume 2 of the Building Code of Australia.
2. (EP2.2) - A system of evacuation lighting complying with Clause 3.7.5.6, Volume 2 of the Building Code of Australia must be installed throughout the building activated by a smoke alarm as required in (1) above, and consist of,
  - i) a light incorporated within the smoke alarm; or
  - ii) lighting located in a corridor, hallway or area served by the smoke alarm.

The applicant is to advise Council if the above works have been carried. If not, then the works are to be undertaken and upon completion of these works certification is to be provided to Council from an appropriately qualified registered certifier who has the relevant level of accreditation that would enable the certifier to issue a construction certificate for the subject building.

The proposal is therefore unsupported.

Note: Should you have any concerns with the referral comments above, please discuss these with the Responsible Officer.

**Recommended Building Assessment Conditions**

Nil.