

Building Assessment Referral Response

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| Application Number: | DA2023/0439 |
| Proposed Development: | Alterations and additions to an industrial development and a change of use to light industry and an industrial retail outlet |
| Date: | 24/04/2023 |
| To: | Thomas Bershtein |
| Land to be developed (Address): | Lot 1 DP 88028 , 77 Bassett Street MONA VALE NSW 2103 Lot 4 DP 707291 , 77 Bassett Street MONA VALE NSW 2103 |

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 respect to aspects relevant to the Building Certification and Fire Safety Department. The proposal involves both a change of use (S.62 EP&A Reg) and Alterations (S.62 (EP&A Reg) for the existing building.

In this regard a 'Building Code of Australia (BCA) Assessment Report' / 'Fire Audit Report' from an appropriately qualified Registered Certifier will need to be submitted to Council for further consideration of the application, addressing the following:

The report is to detail the extent to which the existing building (relevant affected parts) does or does not comply with the deemed-to-satisfy provisions of Sections C, D, E and F and the Category 1 provisions of the Building Code of Australia. The report is to also provide recommendations with respect to the existing building / works required to ensure that the specified measures and facilities contained in the existing building, including any modifications to be made by the proposed development are appropriate for its intended use to:

- restrict the spread of fire from the building to other buildings nearby, and
- protect persons using the building, and to facilitate their egress from the building in the event of fire, and
- where appropriate, provide access for persons with a disability, and
- provide facilities and services appropriate for the development.

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.