

Building Assessment Referral Response

Application Number:	DA2018/0571
To:	Renee Ezzy
Land to be developed (Address):	Lot 51 SP 50167 , 14 / 54 Wattle Road BROOKVALE NSW 2100 Lot 58 SP 50167 , 14 / 54 Wattle Road BROOKVALE NSW 2100 Lot 59 SP 50167 , 14 / 54 Wattle Road BROOKVALE NSW 2100 Lot 57 SP 50167 , 14 / 54 Wattle Road BROOKVALE NSW 2100 Lot 52 SP 50167 , 14 / 54 Wattle Road BROOKVALE NSW 2100 Lot 56 SP 50167 , 14 / 54 Wattle 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

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

Recommended Building Assessment Conditions

CONDITIONS TO BE SATISFIED PRIOR TO THE ISSUE OF THE CONSTRUCTION CERTIFICATE

Fire Safety Upgrade

The fire upgrading measures and works to upgrade the building as detailed and recommended in the Fire Safety and Building Code of Australia Audit Report prepared by Private Certifiers Australia Pty Ltd, dated 27/03/2018 (final draft) are to be implemented to the building.

Details demonstrating proposed compliance are to be submitted with the Construction Certificate.

Reason: To ensure adequate provision is made for fire safety in the premises for building occupant safety.

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

Fire Safety Upgrade

The fire upgrading measures and works to upgrade the building as detailed and recommended in the Fire Safety and Building Code of Australia Audit Report prepared by Private Certifiers Australia Pty Ltd, dated 27/03/2018 (final draft) are to be implemented to the building.

Details demonstrating implementation are to be submitted to the Principal Certifying Authority prior to the issue of the Interim / Final Occupation Certificate.

Reason: To ensure adequate provision is made for fire safety in the premises for building occupant safety. (DACBCF01)

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 Interim / Final Occupation Certificate.

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: Statutory requirement under Part 9 Division 4 & 5 of the Environmental Planning and Assessment Regulation 2000. (DACPLF07)