

Building Assessment Referral Response

Application Number:	DA2018/1761
To:	Renee Ezzy
Land to be developed (Address):	Lot CP SP 30021 , 24 Aitken Avenue 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 proposes demolition of existing buildings, construction of a new residential development and strata subdivision.

The development generally comprises four (4) units over five (5) storeys, inclusive of a basement level and the building classification relevant to the proposed use is Class 2 and 7a with Type A construction applicable.

There are concerns that the proposal does not meet a number of areas contained within the Building Code of Australia (BCA) relating to Fire Safety. However, a report has been provided by the applicant that identifies a number of areas of non-compliance and indicates design intent to modify the design or demonstrate compliance with the Performance Requirements of the BCA. The design as proposed may be capable of complying with the BCA without recourse to a Modification, and will be subject to Construction Certificate documentation that provides appropriate details to demonstrate compliance .

Whilst these performance based solutions are yet to be designed and developed, it would appear that the solutions should not impact on the current design so as to necessitate recourse to a Modified Consent. Therefore no objections subject to conditions.

Recommended Building Assessment Conditions

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

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.