

Building Assessment Referral Response

Application Number:	Mod2017/0163
To:	Renee Ezzy
Land to be developed (Address):	Lot 6 DP 5749 , 1 Ethel Avenue BROOKVALE NSW 2100 Lot 17 DP 5749 , 162 Harbord 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

The modification application has been investigated with respects to aspects relevant to the Building Certification and Fire Safety Department. Inclusion of the cafe in this application may not be considered to be substantially the same development and a separate DA may be required for the proposed cafe. In any case the proposed cafe is not supported until the unauthorised works are regularised.

A Construction Certificate for the works will not be able to be issued for the original development as they have carried out the works without first gaining CC approval. The application has a lack of supporting documents. Prior to any further assessment of this matter the following information is required:-

1. A full BCA report addressed by an A1, A2 (Unconditional) Accredited Certifier or C10 Fire Safety Engineer. (Accredited with the Building Professionals Board) shall be provided. The report shall also detail a suitable fire safety upgrade strategy as well as providing a Fire Safety Schedule with existing and proposed fire safety measures for the development and also take in to account Conditions 7, 9 & 11 of the original Development Consent.
2. Access Consultants report.
3. Provide Structural Engineers Certificate of 'adequacy' for the existing building which has had building works carried out without approval.

Note:

1. *The matter should also be referred to Councils Health Inspector for comments regarding Food Premises Standards.*
2. *Are Section 94A contributions applicable? and if so how will they be paid as there will be no CC for this development.*

Recommended Building Assessment Conditions

Nil.