

Building Assessment Referral Response

Application Number:	DA2018/1146
To:	Julie Edwards
Land to be developed (Address):	Lot 1 DP 27562 , 12 Naree Road FRENCHS FOREST NSW 2086

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 respects to aspects relevant to the Building Certification and Fire Safety Department. There are no objections to approval of the development subject to inclusion of the attached conditions of approval and consideration of the notes below.

Note: The proposed development may not comply with some requirements of the BCA and the Premises Standards. Issues such as this however may be determined at Construction Certificate Stage.

Recommended Building Assessment Conditions

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

Change of Use/Fire Safety Upgrade

The existing levels of fire safety within the premises are to be upgraded to achieve an adequate level of fire safety in accordance with the provisions of clause 94 of the Environmental Planning and Assessment Regulation 2000.

The fire safety upgrading works are to be included in the Construction Certificate and be implemented prior to occupation of the new building or part.

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

Building Code of Australia Upgrade requirements and Fire Safety Upgrade

The Building Code of Australia Fire and Access upgrading measures to upgrade the building as detailed and recommended in the NCC, Access & Fire Safety Report prepared by Credwell Consulting, dated 19 June 2018, Report Ref No. 10451-NCC-r2 are to be carried out in full to the building.

Plans and documentation detailing all requirements are to be provided to the Certifying Authority prior to the issue of the Construction Certificate.

Reason: To ensure adequate provision is made for Health, Amenity, access and Fire safety in the premises for building occupant health and safety. (DACBCF01)

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

Building Code of Australia Upgrade requirements and Fire Safety Upgrade

The Building Code of Australia Fire and Access upgrading measures to upgrade the building as detailed and recommended in the NCC, Access & Fire Safety Report prepared by Credwell Consulting, dated 19 June 2018, Report Ref No. 10451-NCC-r2 are to be carried out in full to the building. Details demonstrating implementation and compliance 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 Health, Amenity, access and Fire safety in the premises for building occupant health and safety.

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)