

Building Assessment Referral Response

Application Number:	DA2019/0280
To:	Nick England
Land to be developed (Address):	Lot 128 DP 752017 , 48 Myoora Road TERREY HILLS NSW 2084

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

Recommended Building Assessment Conditions

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

Fire Safety measures and the existing NCC Alternate Solution

The proposal is to incorporate works and fire upgrading measures to the degree necessary to take into account the the existing Fire Engineering Report prepared by Phillip Chun Fire Pty Ltd reference FN12-200535, revision FER 2.0 dated 7 August 2013, to ensure compliance with the provisions of the National Construction Code. Such measures and works are to be to the satisfaction of an BPB Accredited C10 Fire Engineer, and 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.

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.