

Building Assessment Referral Response

Application Number:	Mod2019/0642
To:	Phil Lane
Land to be developed (Address):	Lot 61 DP 869675 , 155 - 171 Fisher Road North CROMER NSW 2099

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.

The proposal is therefore supported.

Note: Should you have any concerns with the referral comments above, please discuss these with the Responsible Officer.

Recommended Building Assessment Conditions

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

Section 4.55 (S.96) Modifications

Works in connection with this Section 4.55 (Previously S.96) modification are not to be commenced/carried out until a new/modified Construction Certificate is issued for the modified building works.

Reason: The Environmental Planning and Assessment Act 1979 requires a new updated Construction Certificate to cover any or all approved Section 4.55 modifications involving changes in the design of the development.

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

Fire Safety Upgrade

The fire safety upgrade works are to be completed in accordance with the BCA Report prepared by BCA Logic (Ref 1021192-r1/ah, dated 8 April 2008, Refer Attachment 1) Part 4; Upgrading Strategy addressing Fire Upgrading of the subject building is to be implemented and completed as part of the proposed building alterations and in accordance with Condition 32 of Development Application No. DA 2008/0015, prior to the issue of an 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 the NSW Fire Brigade.

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 the NSW Fire Brigade 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.