

Building Assessment Referral Response

Application Number:	Mod2016/0223
To:	Lashta Haidari
Land to be developed (Address):	Lot 573 DP 752038 , 1 / 0 Veterans Parade WHEELER HEIGHTS NSW 2097 Lot 2611 DP 752038 , 1 / 0 Veterans Parade WHEELER HEIGHTS NSW 2097

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 proposed works primarily involve additions and alterations (encompassing an upgrade of the essential fire safety measures and other building works such as the enclosure of external corridors and new common areas) and a change of use from Class 3 to 9c under the Building Code of Australia. The Modification is to provide for a new timber deck.

An assessment and review has been undertaken for Building Code of Australia (BCA) issues in relation to the Modified works, and the proposal is suitable with 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. (DACPLF07)