

Building Assessment Referral Response

Application Number:	Mod2013/0233
To:	Alex Keller
Land to be developed (Address):	Lot 70 DP 752017 , 339 Mona Vale 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

No objections subject to conditions including required 'Building Code of Australia' building upgrade.

Recommended Building Assessment Conditions

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

Fire Safety Upgrade

A 'Fire Audit Report' from an appropriately qualified Accredited Certifier* is to be provided to the Certifying Authority prior to the issue of any Construction Certificate for the building.

The report is to detail the extent to which the existing building does or does not comply with the deemed-to-satisfy provisions of Sections C, D and E of the Building Code of Australia. This report is to also provide recommendations with respect to the work (if any) required to ensure that the measures contained in the existing building, including any modifications to be made by the development are appropriate for its intended use: -

- To protect persons using the building and to facilitate their egress from the building in the event of fire, and
- To restrict the spread of fire from the building to other buildings nearby.

Details are to be submitted to the Certifying Authority prior to the issue of the Construction Certificate. All recommendations of the fire audit report are to be incorporated into the design, plans and specifications within any approved Construction Certificate.

*To be regarded as an "*appropriately qualified accredited certifier*" the certifier must hold the relevant level of accreditation that would enable the certifier to issue a construction certificate for the subject building.

Reason: Statutory requirement under Clause 93 and 94 of the Environmental Planning and Assessment

Regulation 2000 for protection of persons using the building; To ensure adequate provision is made for fire safety in the premises for building occupant safety, and to restrict the spread of fire from the building. (DACBCF01)

Compliance with Building Code of Australia and Fire Upgrade report

All recommendations identified in the required 'Fire Audit Report' must be implemented and completed prior to the issue of the Occupation Certificate.

Details demonstrating compliance are to be submitted to the Principal Certifying Authority prior to the issue of the Occupation Certificate.

Reason: To protect persons using the building and to facilitate their egress from the building in the event of fire and to restrict the spread of fire from the building . (DACBCFPOC2)

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)