

## Building Assessment Referral Response

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|----------------------------------------|-------------------------------------------------------------------|
| <b>Application Number:</b>             | Mod2014/0081                                                      |
| <b>To:</b>                             | Kevin Short                                                       |
| <b>Land to be developed (Address):</b> | Lot 53 DP 774913 , 53 / 0 Yanderra Road DUFFYS FOREST<br>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 the same 'Building and Certification division' referral conditions being applied as per the original Development Consent issued (DA2012/1361). The Fire Safety Upgrade condition has been amended to reflect the revised BCA report submitted with the Modification.

### Recommended Building Assessment Conditions

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

### Fire Safety Upgrade

The fire upgrading measures and works to upgrade the unprotected portions of the existing buildings as identified /detailed and recommended in the Building Code of Australia Audit Report prepared by Blackett Maguire and Goldsmith Report, dated 24 September 2012 Revision 2, Project No. 120003 and their updated report prepared for the Modification application (and dated 03 April 2014), are to be carried out. The new and existing buildings are to be protected in a manor consistent with the requirements of the Building Code of Australia.

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. (DACBCF01)

### 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)