

MEMO



To: Hunter and Central Coast Regional Planning Panel
From: Senior Development Planner - Geoffrey Keech Ext: +61 2 4921 0025
File: DA/430/2021/A/R **Reference:** PPSHCC-121 **Date:** 19 September 2023
PP
Subject: Supplementary memo - amended proposed condition of consent

Dear Panel members,

Following consultation with the applicant regarding proposed conditions of consent, Council propose to amend the draft conditions. The amendment will involve retention of the original condition 8 and insertion of a new condition 8A as follows:

Condition 8 Clause 94 consideration

Pursuant to Clause 94 of the *Environmental Planning and Assessment Regulation 2000*, the existing building shall be brought into conformity with *the Building Code of Australia* (BCA).

The following work shall be undertaken and details shall be included in the application for a Construction Certificate for the building.

- a) A bund shall be constructed to contain a minimum of 2 hours fire suppression water within the building

Insert new condition 8A:

Condition 8A clause 62 and 64 consideration (formerly clause 94) (Modification A)

Pursuant to Clauses 62 and 64 of the *Environmental Planning and Assessment Regulation 2021*, the existing building shall be brought into conformity with *the Building Code of Australia* (BCA).

The following work shall be undertaken and details shall be included in the application for a Construction Certificate for the building prior to the receipt and storage of tyres.

- a. A sprinkler system shall be installed which complies with AS2118.1.
- and,
- b. Smoke and heat vents shall be installed which complies with specification E2.2c of the BCA (Volume 1)

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or,

- c. Either a. or b. (or both) may be replaced by a performance solution designed by a qualified fire engineer in consultation with NSW Fire + Rescue.

Geoffrey Keech
Senior Development Planner
DA&C - Development