

## Building Assessment Referral Response

<b>Application Number:</b>	Mod2014/0230
<b>To:</b>	Luke Perry
<b>Land to be developed (Address):</b>	Lot 100 DP 1015283 , 145 Old Pittwater Road BROOKVALE NSW 2100

### 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

### Recommended Building Assessment Conditions

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

##### prior to construction certificate - Fire Safety Measures

All fire safety proposed for the building must be submitted at CC stage. The schedule is to include the current and proposed fire safety measures to be implemented in the building and shall specify the minimum standard of performance for each fire safety measures.

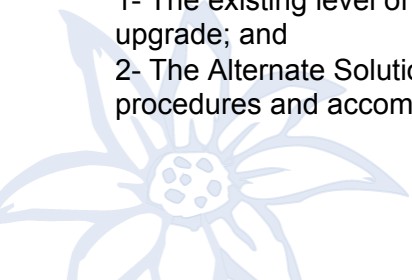
Reason: To ensure an adequate level of fire safety is provided within the premises for the life safety of occupants (DACBCCPCC2)

#### CONDITIONS THAT MUST BE ADDRESSED PRIOR TO ANY COMMENCEMENT

##### prior to commencement - Warringah Mall Fire Engineer

All works proposed for the Shopping Centre are to be consistent with Alternate Solution devised for the Shopping Centre by Defire Report Stage 1 Report number 20070088 issued on October 2014 and to complement the existing Alternative Solution.

- 1- The existing level of fire safety within the Shopping Centre is to be maintained and where necessary upgrade; and
- 2- The Alternate Solution document is to be consistent and adequately accommodate flood evacuation procedures and accommodate the proposed works



Reason: To ensure an adequate level of fire safety is provided within the premises for the life safety of occupants (DACBCDPC1)

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

### **prior to occupation certificate - Updating to existing fire safety Protocols Document**

The existing fire safety 'protocols document' for Warringah Mall is to be updated so as to accommodate the proposed building works and the existing Alternative Solution

Reason: To ensure an adequate level of fire safety is provided within the premises for the life safety of occupants (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 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: To ensure an adequate level of fire safety is provided within the premises for the life safety of occupants Statutory requirement under Part 9 Division 4 & 5 of the Environmental Planning and Assessment Regulation 2000. (DACPLF07)