

Building Assessment Referral Response

Application Number:	DA2019/1438
Date:	06/03/2020
To:	Penny Wood
Land to be developed (Address):	Lot 5 DP 30937 , 16 The Centre FORESTVILLE NSW 2087

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

Amended Comments

The report from GRS Building Reports Pty Ltd dated 4/3/2020 has been reviewed in relation to information on fire safety and structural capacity elements. The Building Control Section is now satisfied that the proposed use will not unduly increase risk or have loading consequences. Conditions will be required in relation to the safety of occupants in the event of fire such as emergency lights and a exit sign. These will be required prior to the issue of an Occupation Certificate. Refer to the conditions included in this referral.

This Development involves a Change of Use of the building and under the provisions of Regulation 93 of the Environmental Planning and Assessment Regulation 2000 the proposed building use must comply with with Category 1 Fire Safety Provisions.

In this regard a report from an appropriately qualified accredited certifier of the fire protection and structural capacity of the building appropriate to the building's proposed use is to be submitted to Council for consideration prior to determination of the Development Application.

The proposal is therefore supported.

Note: Should you have any concerns with the referral comments above, please discuss these with the Responsible Officer.

Recommended Building Assessment Conditions

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

Fire Safety

Prior to occupation of the 1st Floor level Emergency lighting is required to be installed throughout including an illuminated exit sign above or adjacent to the exit stairs.

The emergency lighting and exit sign are to comply with Part E4 of the BCA and AS2293.1 "Emergency escape lighting and exit signs for buildings".

Reason: To ensure adequate provision is made for fire safety and for building occupant safety

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: Statutory requirement under Part 9 Division 4 & 5 of the Environmental Planning and Assessment Regulation 2000.