

Building Assessment Referral Response

Application Number:	DA2019/0287
To:	Phil Lane
Land to be developed (Address):	Lot 51 SP 58961 , 51 / 1 - 5 Collaroy Street COLLAROY NSW 2097

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

Fire Safety Upgrade

The existing levels of essential fire safety measures and egress provisions are to be upgraded to achieve an adequate level of fire safety in accordance with the provisions of clause 94 of the Environmental Planning and Assessment Regulation 2000 and **Parts E of Volume 1 of the Building Code of Australia** are to be **certified upon completion as being capable of performing their intended function/s, by a suitably qualified person/s prior to any use or occupation of the premises/tenancy occurring, and prior to the issue of any interim or final occupation certificate.**

Reason: To ensure adequate provision is made for Access, Fire safety and for building occupant safety.