

12 July 2010

## **REFERRAL RESPONSE – FIRE SAFETY**

**FILE NO:** DA 257/2010/1

**ADDRESS:** 88 Newcastle Street ROSE BAY 2029

**PROPOSAL:** The demolition of 88 Newcastle Street (dwelling), 94 Newcastle Street (dwelling), 96-98 Newcastle Street (St Paul's Anglican Church and former Parish Hall) and the construction of a mixed-use development comprising of a new residential flat building, new childcare centre, and the retention of the existing Greek Orthodox Church of the Parish of St George.

**FROM:** Richard Smith - Fire Safety Officer

**TO:** Ms L McMahon

### **Application documents**

The following documentation provided by the applicant has been examined for this referral response:

- Architectural drawings Nos. DA01, DA02, DA03, DA04, DA05, DA06, DA07, DA08, DA09, DA10, DA11 & DA12.

### **BCA Classification**

9b – Childcare centre

9b – Church

2 – Residential flat building

### **Rise in storeys**

2 – Child care centre

1 - Church

5 – Residential flat building

### **Type of construction required**

B – Child care centre

C - Church

A – Residential flat building

## Clauses of BCA referenced

- Requirement for sprinkler installation within the carpark Table E1.5 of the BCA;
- Exit and directional signage Clauses E4.5, E4.6 & E4.8 of the BCA;
- Protection of openings Clause C3.2 of the BCA;
- Travel distance to exits Clause D1.4 of the BCA;
- Smoke alarm system Specification E2.2a clause 3.

## Recommendation

That the following conditions shall be included in the development consent if the proposal is approved;

### E

1. That a sprinkler system shall be installed throughout the car-parking portion of the residential flat building in accordance with the requirements of Table E1.5 of the BCA;
2. That exit signs shall be installed above all required exit doors. Signs shall be illuminated at all times and generally be of sufficient number that direction of travel to all exits is clearly visible from any part of the major egress routes. Exit signs shall be installed to the standard expressed in Clauses E4.5, E4.6 and E4.8 of the BCA;
3. That openings within three (3) metres of the boundary shall be protected in accordance with the requirements of Clause C3.4 of the BCA;
4. That the travel distances to the exits shall comply with the requirements of Clause D1.4 of the BCA;
5. That a smoke detection system shall be installed throughout the residential flat building in accordance with the requirements of Specification E2.2a Clause 3 of the BCA.

### 1.1 Annual Fire Safety Statements (Class 1b to 9c buildings inclusive)

Each year, the owner of a building to which an *essential fire safety measure* is applicable must provide an *annual fire safety statement* to Council and the Commissioner of the NSW Fire Brigades. The *annual fire safety statement* must be prominently displayed in the building.

**Note:** *Essential fire safety measure* has the same meaning as in clause 165 of the *Regulation*.  
*Annual fire safety statement* has the same meaning as in clause 175 of the *Regulation*.  
Part 9 Division 5 of the *Regulation* applies in addition to this condition at the date of this consent. Visit Council's web site for additional information in relation to fire safety  
[www.woollahra.nsw.gov.au](http://www.woollahra.nsw.gov.au).  
Standard Condition: I22

Richard Smith  
Fire Safety Officer