

Building Assessment Referral Response

Application Number:	DA2019/0400
To:	Benjamin Price
Land to be developed (Address):	Lot 100 DP 1009880 , 22 Raglan Street MANLY NSW 2095

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

The application relates to proposed alterations and additions to the Manly Backpackers. Backpacker use buildings are a higher risk and are therefore classified as Class 3 buildings under the provisions of the National Construction Code.

No detail has been provided in relation to Essential Services provided to service the building and part of the works involve alterations to existing Fire Safety features.

Recommend deferral until an appropriate report on the adequacy of the Essential Services for the whole of the building is provided.

Accordingly, a 'Building Code of Australia (BCA) Assessment Report' / 'Fire Audit Report' from an appropriately qualified Accredited Certifier* will need to be submitted with the Development Application addressing the following:

a) The report is to detail the extent to which the existing building does or does not comply with the deemed-to-satisfy provisions of Sections C, D, and E of the Building Code of Australia. The report/s are to also provide recommendations with respect to the works required to ensure that the specified measures and facilities contained in the existing building, including any modifications to be made by the proposed development are appropriate for its intended use to:

- i) protect persons using the building, and to facilitate their egress from the building in the event of fire, and
- ii) restrict the spread of fire from the building to other buildings nearby, and
- iii) provide facilities and services appropriate for the development.

b) Note: The fire upgrading measures and works to upgrade the building as detailed and recommended in the above BCA and Fire Audit Report are to be detailed, in any Construction Certificate application & plans. The specified works are to be constructed/provided/implemented to the building with details demonstrating implementation being submitted to the Principal Certifying Authority prior to the issue of any Interim / Final Occupation Certificate.

2. *To be regarded as an "appropriately qualified accredited certifier" the certifier must hold the relevant

level of accreditation that would enable the certifier to issue a construction certificate for the subject building.

Such measures/requirements are applied to ensure adequate provision is made for fire safety, occupant safety, egress, access and facilities in the premises for building occupants.

Recommended Building Assessment Conditions

Nil.