

## Building Assessment Referral Response

Application Number:	DA2020/1222
Date:	27/10/2020
To:	Rebecca Englund
Land to be developed (Address):	Lot 10 DP 2427 , 35 Pine 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 has been investigated with respect to aspects relevant to the Building Certification and Fire Safety Department. The proposal involves a change of use from a Class 3 Boarding House to a Class 1a Dwelling. The change of use will reduce the fire load of the building and reduce the risks as there will be less occupants.

There are no objections to approval of the development.

Note: The proposed development may not comply with some requirements of the BCA. Issues such as these however may be determined at Construction Certificate stage.

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

Nil.