

Building Assessment Referral Response

Application Number:	DA2020/1204
Date:	23/11/2020
To:	David Auster
Land to be developed (Address):	Lot 30 DP 2427 , 184 Pittwater Road 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

No objections to the proposal to subdivide the current development into two dwellings within each proposed allotment subject to confirmation that relevant 'secondary dwellings' on each proposed allotment comply with matters appropriate to this planning use and including fire separation requirements prior to the issue of any subdivision Certificate. Condition/s applied.

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 THAT MUST BE COMPLIED WITH PRIOR TO THE ISSUE OF ANY STRATA SUBDIVISION OR SUBDIVISION CERTIFICATE

Fire Safety Upgrade requirements

The dividing walls between occupancies are to be upgraded where required to comply with the requirements of Volume 2 of the Building Code of Australia, Part 3.7.2.4. The existing walls, and any required upgrade works are to be independently certified by a suitably qualified Accredited Certifier or Fire Engineer as compliant with the required standard/s.

Details demonstrating implementation and compliance are to be submitted to the Principal Certifying Authority prior to the issue of the Subdivision Certificate.

Reason: To ensure adequate provision is made for fire safety in the premises for building occupant safety and reducing spread of fire.

Laundry Facilities upgrade

The layout of the bathroom/laundry area is to be designed/modified to incorporate clothes washing

facilities, comprising of at least one washtub and space in the same room/compartment for a washing machine in accordance with Part 3.8.3 of the Building Code of Australia –‘Facilities’.
Details demonstrating compliance are to be provided to the Certifying Authority prior to the issue of the Subdivision Certificate.

Reason: To ensure adequate provision is made for building occupant health and amenity