

Building Assessment Referral Response

Application Number:	DA2021/0166
Date:	26/03/2021
To:	Alex Keller
Land to be developed (Address):	Lot 40 DP 7027 , 532 Pittwater Road NORTH MANLY NSW 2100

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 applicant is to provide details on how compliance with Clause F3.1, Vol. 1 of the BCA - "Heights of Rooms and Other Spaces" has been achieved in respect to this proposal.
Areas of particular concern being habitable room head height; vertical head height above nosings of the stairs and head height of the sleeper platform.
The details should be submitted to enable a BCA comment from Building Assessment - Fire and Disability upgrades.

The proposal is therefore unsupported.

Note: Should you have any concerns with the referral comments above, please discuss these with the Responsible Officer.

Recommended Building Assessment Conditions

Nil.