

Building Assessment Referral Response

Application Number:	DA2021/0166
Date:	08/06/2021
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

Amended Building Assessment June 2021

The applicant has provided further details as requested. There is no objection to the proposal subject to the attached conditions.

Initial Building Assessment Referral:

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.

Planning Comment

The above issues were addressed following DSAP review and amended plans (including BCA compliance notes on the plans) from the applicant.

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

CONDITIONS TO BE SATISFIED PRIOR TO THE ISSUE OF THE CONSTRUCTION CERTIFICATE

Heights of Rooms

Heights of rooms and other spaces are to comply with F3.1 Vol. 1 of the BCA. Details demonstrating compliance are to be provided to the Certifying Authority prior to the issue of the Construction Certificate.

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

CONDITIONS WHICH MUST BE COMPLIED WITH PRIOR TO THE ISSUE OF THE OCCUPATION CERTIFICATE

Fire Safety Matters

At the completion of all works, a Fire Safety Certificate will need to be prepared which references all the Essential Fire Safety Measures applicable and the relative standards of Performance (as per Schedule of Fire Safety Measures). This certificate must be prominently displayed in the building and copies must be sent to Council and the NSW Fire Brigade.

Details demonstrating compliance are to be submitted to the Certifying Authority prior to the issue of the Interim / Final Occupation Certificate.

Each year the Owners must send to the Council and the NSW Fire Brigade an annual Fire Safety Statement which confirms that all the Essential Fire Safety Measures continue to perform to the original design standard.

Reason: Statutory requirement under Part 9 Division 4 & 5 of the Environmental Planning and Assessment Regulation 2000.