

## Building Assessment Referral Response

<b>Application Number:</b>	DA2021/2409
<b>Date:</b>	09/03/2022
<b>To:</b>	Alex Keller
<b>Land to be developed (Address):</b>	Lot 1 SP 31425 , 1 / 9 Eustace Street MANLY NSW 2095 Lot 5 SP 31425 , 5 / 9 Eustace Street MANLY NSW 2095 Lot CP SP 31425 , 9 Eustace 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

#### Supported with conditions.

The application has been investigated with respects to aspects relevant to the Building Certification and Fire Safety Department. There are no concerns with the application subject to inclusion of the attached conditions of approval and consideration of the notes below.

Note: The proposed development may not comply with some requirements of the BCA and the Premises Standards. Issues such as this 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

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

#### **Fire Resisting Construction**

The proposed building works associated with the dining room/kitchen extension is required to comply with Specification C1.1 Fire-resisting construction clause 2.1 of the Building Code of Australia. Details demonstrating compliance from an appropriately qualified Registered Certifier\* are to be provided prior to the issue of the Construction Certificate.

Reason: To ensure adequate provision is made for fire safety and for building occupant safety.

**Structural Adequacy**

A Certificate of structural adequacy signed by a practicing structural engineer, stating that the wall is capable of supporting the proposed additions and has an FRL of 30/-/-is to be submitted to the Certifying Authority prior to the issue of the Construction Certificate.

Reason: To ensure the existing building is capable of supporting all additional loadings.