

Building Assessment Referral Response

Application Number:	DA2023/0208
Proposed Development:	Alterations and additions to an existing dual occupancy to create a single dwelling on each lot
Date:	21/06/2023
To:	Stephanie Gelder
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

Amended Plans - 7/6/2023

My previous comments and conditions are still applicable. The conditions have been updated to reflect changes in Clauses / Parts as a result amendments to the National Construction Code in May 2023.

The application has been investigated with respects to aspects relevant the Building Certification and Fire Safety Department. There are no objections to approval of the development 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 Separation - Separating walls

A separating wall between Class 1 buildings is required to comply with Part 9.3 of the ABCB Housing Provisions - National Construction Code

–'Fire Protection of Separating Walls and Floors'. 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 fire safety and for building occupant safety.

Sound Insulation

The proposed wall separating the Class 1 dwellings is required to comply with Part 10.7 of ABCB Housing Provisions – National Construction Code - 'Sound Insulation'. 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 building occupant health and amenity