

## Building Assessment Referral Response

Application Number:	DA2020/0512
Date:	22/06/2020
To:	Tony Collier
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 application is submitted under the provisions of Division 3 of State Environmental Planning Policy (Affordable Rental Housing) 2009 for a boarding house development in Nth Manly.

Whilst no detailed assessment has been carried out for this as referral, no objections raised subject to conditions to ensure compliance with the Building Code of Australia (BCA). It is noted that the proposed development may not fully comply with some requirements of the BCA however it is considered that these matters may possibly be determined at Construction Certificate Stage and by way of an acceptable 'Alternate Solution' Design.

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 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 Fire and Rescue NSW.

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 Fire and Rescue NSW, 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.