

Building Assessment Referral Response

Application Number:	DA2021/1870
Date:	19/10/2021
To:	David Auster
Land to be developed (Address):	Lot 32 DP 656389 , 552 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 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

Blank condition for prior to construction certificate - replace this heading with your condition heading

1. Building Class

The new building that is proposed to be constructed will result in a classification of a Class 2 building and is required to comply with Parts C & F (specifically sound transmission ratings) of the Building

Code of Australia.

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.

2. Fire Separation - Separating floors

A separating floor or ceiling is required to comply with Part 3.7.3.5 of the Building Code of Australia – ‘Horizontal projections’. 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.

3. Sound Transmission and Insulation (Class 2)

The new building that is proposed to be a secondary dwelling is required to comply with Part F5 of the Building Code of Australia – ‘Sound Transmission and 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.

4. Weatherproofing of Masonry

The new building that is proposed to be a secondary dwelling is required to comply with Part 3.3.4 of the Building Code of Australia – ‘Weatherproofing of Masonry’.

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.

5. Facilities

The new building that is proposed to be a secondary dwelling is required to comply with Part 3.8.3 of the Building Code of Australia – ‘Facilities’. 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.

6 Laundry Facilities (Class 2)

The new building that is proposed to be constructed as a secondary dwelling is required to comply with Part F2.1 of the Building Code of Australia – ‘Facilities in residential buildings’. A kitchen sink or washbasin must not be counted as a laundry washtub. 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

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.