

Building Assessment Referral Response

Application Number:	DA2023/1594
Proposed Development:	Stratum subdivision of one lot into two
Date:	15/11/2023
To:	Michael French
Land to be developed (Address):	Lot 2 DP 1241568 , 888 Pittwater Road DEE WHY NSW 2099

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 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 THAT MUST BE COMPLIED WITH PRIOR TO THE ISSUE OF ANY STRATA SUBDIVISION OR SUBDIVISION CERTIFICATE

Accessible carparking spaces

Accessible carparking spaces shall be available to each lot to comply with the National Construction Code - Building Code of Australia and AS 1428.1.

Details are to be provided to the Certifier prior to the issue of the Subdivision Certificate.

Reason: To ensure that carparking spaces for use by people with a disability are designated to give equitable access for carparking.