

Building Assessment Referral Response

Application Number:	DA2021/2409
Date:	20/12/2021
To:	Penny Wood
Land to be developed (Address):	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

The proposal to extend the kitchen/living area to 900mm from the southern boundary and building up the boundary wall to achieve fire separation is not acceptable. Clause C3.2 of the BCA requires a setback of 3m from the boundary. The applicant is required to obtain a BCA/Fire Audit report to outline how a Performance Solution can be achieved.

The proposal is therefore unsupported.

Note: Should you have any concerns with the referral comments above, please discuss these with the Responsible Officer.

Recommended Building Assessment Conditions

Nil.