

Building Assessment Referral Response

Application Number:	DA2020/1486
Date:	03/12/2020
To:	Nick Keeler
Land to be developed (Address):	Lot D DP 438914 , 8 Cliff 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 application proposes the fitout and use of the front bedroom of an existing dwelling as a beauty treatment room having a capacity of one (1) patient on site at any time for a duration of around one hour each operating 6 days per week (Monday to Saturday).

No objections subject to condition in relation to smoke alarm/s for occupant safety.

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 Upgrade - Smoke Alarm/s

The dwelling is to be fitted with Building Code of Australia compliant Smoke Alarms. Smoke alarms that comply with Australian Standard (AS) 3786–1993, Smoke Alarms and which are hard-wired (powered from the mains electricity supply) will fulfill this requirement.

Details demonstrating implementation/compliance are to be submitted to the Principal Certifier prior to the issue of the Occupation Certificate, and prior to use of the treatment area/room.

Reason: To ensure adequate provision is made for fire safety in the premises for building occupant safety.