

Building Assessment Referral Response

Application Number:	Mod2023/0698
Proposed Development:	Modification of Development Consent DA2023/0597 granted for Alterations and Additions to Existing Mixed-Use Development
Date:	15/01/2024
To:	Nick Keeler
Land to be developed (Address):	Lot 172 SP 13245 , 14 / 22 Central Avenue 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 has been investigated with respect to aspects relevant to the Building Certification and Fire Safety Department.

The BCA Compliance Assessment Report dated 14/12/2023 prepared by AED Group, references an Access Consultant's Report which has not been made available to Council.

A copy of this Access Report is required to enable further assessment by the Building Control Team .

The following comments should also be considered by the applicant with regards to toilet facilities:

Adequacy of Sanitary Facilities / Showers

Details of sanitary facilities/ showers for patrons and staff as required by the Building Code of Australia for the Classification of the building under its approved use. Where a sanitary facility is shared by another occupancy on the same site the total number of potential users shall be taken into consideration in calculations for compliance with this condition.

Details demonstrating compliance are to be provided for consideration prior to further assessment of the Development Application.

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.