

## Building Assessment Referral Response

<b>Application Number:</b>	DA2023/0972
<b>Proposed Development:</b>	Alterations and additions to a mixed use building.
<b>Date:</b>	23/08/2023
<b>To:</b>	Megan Surtees
<b>Land to be developed (Address):</b>	Lot CP SP 7114 , 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 respects to aspects relevant 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 TO BE SATISFIED PRIOR TO THE ISSUE OF THE CONSTRUCTION CERTIFICATE

### Building Code of Australia Requirements

The Building Code of Australia requirements for the building as detailed and recommended in the Compliance Assessment Report prepared by AEG, dated 6/7/2023, Report No. 7375\_R02\_Final, are to be considered as part of the assessment for any Construction Certificate. Details demonstrating compliance are to be provided to the Certifying Authority, prior to the issue of a Construction Certificate.

Reason: To ensure adequate provision is made for Health, Amenity, access and Fire safety for building occupant health and safety.

