

## Building Assessment Referral Response

<b>Application Number:</b>	DA2024/1459
<b>Proposed Development:</b>	Use of Premises as an Office Premises and associated internal alterations
<b>Date:</b>	20/11/2024
<b>To:</b>	Lachlan Rose
<b>Land to be developed (Address):</b>	Lot 21 SP 49343 , 21 / 53 East Esplanade MANLY NSW 2095 Lot 20 SP 49343 , 20 / 53 East Esplanade 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 to the Building Certification and Fire Safety Department. There are no concerns with the application 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 Upgrade requirements and Fire Safety Upgrade

The Building Code of Australia works and fire upgrading measures to upgrade the building as detailed and recommended in the **Building Code of Australia Capability Statement** prepared by **MBC Group** dated **2 July 2024**, Report Ref No: 24000285 are to be **considered as part of the assessment of the Construction Certificate**. Details demonstrating compliance are to be provided to the Certifying Authority prior to the issue of the Construction Certificate.

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