

Building Assessment Referral Response

Application Number:	DA2023/1293
Proposed Development:	Use of Premises as an educational establishment, fit out and signage
Date:	24/09/2023
To:	Olivia Ramage
Land to be developed (Address):	Lot 20 DP 235980 , 19 Sydney Road 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 report provided by BCA Clarity dated 30/8/2023 is not adequate. A 'Building Code of Australia (BCA) Assessment Report' / 'Fire Audit Report' from an appropriately qualified Registered Certifier* is required.

In this regard a check of the Fair Trading Website for Registered Certifiers indicates that the Accreditation of the author of this BCA report expired on 15/4/2021 and as such this report cannot be considered.

*To be regarded as an "appropriately qualified registered certifier" the certifier must hold the relevant level of accreditation that would enable the certifier to issue a construction certificate for the subject building.

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.