

Building Assessment Referral Response

Application Number:	Mod2022/0073
Date:	10/03/2022
To:	Alex Keller
Land to be developed (Address):	Lot 100 DP 1270372 , 267 - 269 Condamine Street MANLY VALE NSW 2093

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 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 Fire Safety

The Building Code of Australia works and fire safety measures as detailed and recommended in the BCA Assessment Report prepared by BCA Logic, dated 15/11/2021, Report Ref No. 109774-BCA-r4 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.

Building Code of Australia Access

Access and facilities to and within the building are to be provided for Persons with a Disability and are to comply with the Building Code of Australia and AS 1428.1.

In this regard the Access Assessment Report prepared by BCA Access, dated 15/11/2021, Ref 109774-Access-r4 is to be taken into consideration as part of the assessment of the Construction Certificate.

Details are to be provided to the Certifying Authority prior to the issue of the Construction Certificate and be implemented prior to occupation of the building

Reason: To ensure adequate provision is made for access to and within the building for Persons with a disability.

Weatherproofing of External Walls

The external walls of the building (including openings around windows and doors) must prevent the penetration of water that could cause unhealthy or dangerous conditions, loss of amenity for occupants and undue dampness or deterioration of building elements.

In this regard 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 building occupant health and safety.