

Building Assessment Referral Response

Application Number:	DA2022/1393
Date:	25/11/2022
To:	Olivia Ramage
Land to be developed (Address):	Lot B DP 321706 , 70 The Corso 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

An amended Consistency Letter from Fire Modelling Computing dated 24/11/2022 has been submitted to Council which now satisfies the issues raised in my previous DA referral comments.

The application has been investigated with respect 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.

The application has been investigated with respect to aspects relevant to the Building Certification and Fire Safety Department and having regard to Sections 62 and 64 of the Environmental Planning and Assessment Regulation.

In this regard determination of the Development Application is to be deferred pending the following being submitted for Council's consideration as detailed in the *BCA Assessment Report prepared by BCA Logic dated 19/7/2022* :

The submission of a Consistency letter from the author of the Base Building Fire Engineering Report to confirm that the proposed Class 9b use on the first floor will not impact the existing fire engineering strategy for the building. Where conflicts arise, then suitable recommendations shall be provided for Council's consideration at DA 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

DEFERRED COMMENCEMENT CONDITIONS

An application for a Building Information Certificate is to be lodged and approved for all unauthorised works onsite.

In this regard the applicant is to implement all fire safety and BCA measures and recommendations as detailed in the BCA Assessment Report prepared by BCA Logic, Ref 116417-BCA-r1 dated 19/7/2022 and any additional measures required by Council.

Reason: To regularise unauthorised development.

CONDITIONS TO BE SATISFIED PRIOR TO THE ISSUE OF THE CONSTRUCTION CERTIFICATE

CONDITIONS WHICH MUST BE COMPLIED WITH PRIOR TO THE ISSUE OF THE OCCUPATION CERTIFICATE

Fire Safety Matters

At the completion of all works, a Fire Safety Certificate will need to be prepared which references all the Essential Fire Safety Measures applicable and the relative standards of Performance (as per Schedule of Fire Safety Measures). This certificate must be prominently displayed in the building and copies must be sent to Council and the NSW Fire Brigade.

Details demonstrating compliance are to be submitted to the Principal Certifier prior to the issue of an Occupation Certificate.

Each year the Owners must send to the Council and the NSW Fire Brigade an annual Fire Safety Statement which confirms that all the Essential Fire Safety Measures continue to perform to the original design standard.

Reason: Statutory requirement of the Environmental Planning and Assessment Regulation 2021.