

## Building Assessment Referral Response

<b>Application Number:</b>	Mod2019/0507
<b>To:</b>	Alex Keller
<b>Land to be developed (Address):</b>	Lot 2743 DP 752038 , 0 Campbell Parade 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.

### Recommended Building Assessment Conditions

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

#### **Access for People with Disabilities**

Access to and within the building is to be provided for Persons with a Disability. In particular the access ramp, front entrance doorway and access to the amenities and within the building are to comply with the

Building Code of Australia and AS 1428.1.

Details are to be provided to the Certifying Authority prior to the issue of the Amended 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.

### Section 4.55 (S.96) Modifications

Works in connection with this Section 4.55 (Previously S.96) modification are not to be commenced/carried out until a new/modified Construction Certificate is issued for the modified building works.

Reason: The Environmental Planning and Assessment Act 1979 requires a new updated Construction Certificate to cover any or all approved Section 96 modifications involving changes in the design of the development.