

Building Assessment Referral Response

Application Number:	DA2019/1075
To:	Anne-Marie Young
Land to be developed (Address):	Lot 4 DP 1161541 , 1 Kenneth 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 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

Structural Adequacy Assessment

The recommendations made in the Structural Assessment Report for the proposed Solar PV array to be installed on the roof at Manly Andrew "Boy" Charlton Swim Centre prepared by Geoff Ninnes Fong and Partners, dated 29 May 2019, Report Ref No. R23019 are to be carried out in full during the development.

Details demonstrating compliance are to be provided to the Certifying Authority prior to the issue of the Construction Certificate.

Reason: To ensure the existing building is capable of supporting all additional loadings.