

## Building Assessment Referral Response

<b>Application Number:</b>	DA2019/1398
<b>To:</b>	Tony Collier
<b>Land to be developed (Address):</b>	Lot 3 SP 67337 , 3 / 63 - 67 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

#### **Additional Comments Relating to Amended Access Report**

**The Access Report dated 6/11/2019 prepared by Richard Brew of Urban Health Consultants Pty Ltd has been reviewed. The original condition in my referral report relating to "Access for People with Disabilities" is required to be retained. No further conditions are necessary.**

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.

**It is noted that the Access Report by Urban Health Access and Heritage Consultants provided with this application is not relevant to the subject building. The applicant should be required to provide an new Access Report for consideration.**

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 Upgrade requirements and Fire Safety Upgrade**

The Building Code of Australia works and fire upgrading measures to upgrade the building as detailed and recommended in the Indicative Compliance Report prepared by Building Innovations Australia, dated 29/11/2019, Report Project No.PRO-04365-B2N4 are to be considered when assessing 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.

**Access for People with Disabilities**

Access to and within the building and facilities are to be provided for Persons with a Disability in order 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 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.