

Building Assessment Referral Response

Application Number:	DA2020/1425
Date:	15/11/2020
To:	Rebecca Englund
Land to be developed (Address):	Lot C DP 39108 , 1 Kenneth Road MANLY NSW 2095 Lot 3 DP 975160 , 265 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 Upgrade Fire Safety Report

The Building Code of Australia requirements and recommendations as detailed in the Building Code of Australia Assessment Report prepared by BCA Logic, dated 9/9/2020, Report Ref No. 112254-BCA-r1 are to be taken into consideration as part of the assessment of the Construction Certificate. Details demonstrating implementation and compliance are to be submitted to the Principal Certifier prior to the issue of the Construction Certificate.

Reason: To ensure adequate provision is made for Fire safety for building occupant safety.

Access and Facilities for People with Disabilities

Access to and within the building including facilities is to be provided for Persons with a Disability in accordance with the Building Code of Australia and AS1428. The Access Assessment Report, Ref. 112254-Access-r1 dated 9/9/20 prepared by BCA Logic, is required 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 and facilities to and within the building for Persons with a disability.