

## Building Assessment Referral Response

Application Number:	DA2022/1393
Date:	31/10/2022
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

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 unsupported.

Note: Should you have any concerns with the referral comments above, please discuss these with the Responsible Officer.

### Recommended Building Assessment Conditions

Nil.