

Building Assessment Referral Response

Application Number:	DA2019/1084
To:	Benjamin Price
Land to be developed (Address):	Lot 910 DP 875567 , 31 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 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

Change of Use

Category 1 Fire Safety Provisions

A building in respect of which there is a change of building use must comply with the Category 1 Fire Safety Provisions applicable to the proposed use.

Note: The obligation to comply with the Category 1 fire safety provisions may require building work to be carried out even though none is proposed or required in relation to this development consent. It is recommended you discuss the requirements for achieving compliance with this condition with an Accredited Certifier (Building), who will be able to advise of any action or works which may be required. Details demonstrating compliance are to be provided to the Certifying Authority prior to the issue of the Construction Certificate.

Reason: Statutory requirement to ensure adequate provision is made for fire safety and for building occupant safety

Bi - fold Windows

The Bi-fold windows proposed for the shop front are to be designed so that they do not encroach over the public footpath during opening and when in the fixed open position.

Reason: Public safety.