

Building Assessment Referral Response

Application Number:	DA2022/0462
Date:	02/05/2022
To:	Megan Surtees
Land to be developed (Address):	Lot 2 DP 39426 , 104 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.

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

Access and Egress

Prior to the issue of the Construction Certificate details demonstrating compliance with Part D of the Building Code of Australia – 'Access & Egress' with particular reference to the front entry concertina doors is to be provided to the Certifying Authority..

Reason: To ensure adequate provision is made for Access & Egress for building occupant health and Safety