

Building Assessment Referral Response

Application Number:	DA2023/1681
Proposed Development:	Alterations and additions to a residential flat building
Date:	12/12/2023
To:	Olivia Ramage
Land to be developed (Address):	Lot 2 SP 40956 , 2 / 22 - 26 Addison Road MANLY NSW 2095 Lot 3 SP 40956 , 3 / 22 - 26 Addison Road MANLY NSW 2095 Lot 4 SP 40956 , 4 / 22 - 26 Addison Road MANLY NSW 2095 Lot 5 SP 40956 , 5 / 22 - 26 Addison Road MANLY NSW 2095 Lot 6 SP 40956 , 6 / 22 - 26 Addison Road MANLY NSW 2095 Lot CP SP 40956 , 22 - 26 Addison Road MANLY NSW 2095 Lot LIC 30002100 , 22 - 26 Addison Road 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

National Construction Code (BCA) upgrade requirements and Fire Safety upgrade

The National Construction Code works and fire upgrading measures to upgrade the building as detailed and recommended in the National Construction Code (NCC) Report prepared by Robert Briant, dated 25/9/2023, Report Ref No. 230300-BCA-r2 are to be **considered as part of the assessment of the Construction Certificate**.

Details demonstrating compliance are to be provided to the Certifier prior to the issue of the Construction Certificate.

Reason: To ensure adequate provision is made for Health, Amenity, Access & Fire Safety for building occupant health & safety.