

Building Assessment Referral Response

Application Number:	Mod2025/0490
Proposed Development:	Modification of Development Consent DA2023/1869 granted for Demolition works and construction of a Residential Flat Building including the consolidation of 3 lots into 1 lot
Date:	02/10/2025
To:	Olivia Ramage
Land to be developed (Address):	Lot 100 DP 1315768 , 54 - 58 Beaconsfield Street NEWPORT NSW 2106

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 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 recommendations within the BCA Statement regarding the proposed Section 4.55 design changes, prepared by Steve Watson & Partners, dated 5/9/2025, Report Ref No. 2023/2093 should be considered as part of the assessment of the Construction Certificate.

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

National Construction Code (BCA) Access upgrades

The access upgrading measures to upgrade the building as detailed and recommended in the Statement

of Compliance, Access for People with a Disability, prepared by Accessible Building Solutions, dated 19/08/2025, Report Ref No. 223188 should be considered as part of the assessment of the Construction Certificate.

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