

Building Assessment Referral Response

Application Number:	DA2025/0180
Proposed Development:	Use of premises as a goods repair and reuse premises
Date:	24/03/2025
To:	Thomas Burns
Land to be developed (Address):	Lot 26 DP 204107 , 14 Cross Street BROOKVALE NSW 2100

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 WHICH MUST BE COMPLIED WITH PRIOR TO THE ISSUE OF THE OCCUPATION CERTIFICATE

Category 1 Fire Safety Provisions

The proposed change of use for the building 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 Registered 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 Occupation Certificate.

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