

## Building Assessment Referral Response

<b>Application Number:</b>	Mod2024/0069
<b>Proposed Development:</b>	Modification of Development Consent DA2021/1341 granted for Demolition works and the construction of Multi Dwelling Housing
<b>Date:</b>	02/04/2024
<b>To:</b>	Adam Croft
<b>Land to be developed (Address):</b>	Lot 17 DP 6040 , 3 Brookvale Avenue 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 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 & Egress

The proposed building work is required to comply with Part D of the Building Code of Australia other than where a Performance Solution is proposed. In this regard details demonstrating compliance are to be provided to the Certifying Authority prior to the issue of the Construction Certificate.

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