

## Building Assessment Referral Response

<b>Application Number:</b>	Mod2024/0473
<b>Proposed Development:</b>	Modification of Development Consent DA2020/0393 granted for demolition works and construction of a shop top housing development comprising retail premises, 49 dwellings, basement carparking and landscaping
<b>Date:</b>	19/09/2024
<b>To:</b>	Kye Miles
<b>Land to be developed (Address):</b>	Lot 1 DP 1199795 , 28 Lockwood Avenue BELROSE NSW 2085

### 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

### Building Code of Australia Report (Classes 2-9).

A condition of any Mod Approval should be included to read as follows –

A 'Building Code of Australia (BCA) Assessment Report' from an appropriately qualified Registered Certifier\* will need to be submitted with the Construction Certificate application addressing the

following:

The report is to detail the extent to which the proposed building does or does not comply with the deemed-to satisfy provisions of Sections C, D, E and F of the Building Code of Australia.

\*To be regarded as an "appropriately qualified registered certifier" the certifier must hold the relevant level of accreditation that would enable the certifier to issue a construction certificate for the subject building.

The 'Building Code of Australia (BCA) Assessment Report' is to be submitted to the Certifying Authority and considered as part of the assessment of the Construction Certificate application.

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