

Building Assessment Referral Response

Application Number:	DA2025/0042
Proposed Development:	Demolition works and construction of a mixed use development including light industry, a vehicle body repair workshop, a take away food and drink premises and business identification signage
Date:	19/02/2025
To:	
Land to be developed (Address):	Part Lot 1 DP 1278077 , 39 Carter Road BROOKVALE NSW 2100 Part Lot 1 DP 1278077 , 37 Carter Road BROOKVALE NSW 2100 Lot 15 DP 5767 , 35 Carter Road 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 respect to aspects relevant to the Building Certification and Fire Safety Department. There are no concerns with the application.

Note: The proposed development may not comply with some requirements of the BCA. Issues such as these 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

Nil.