

Building Assessment Referral Response

Application Number:	Mod2023/0474
Proposed Development:	Modification of Development Consent Land and Environment Court for DA2020/1351 granted by the Land and Environment Court for Demolition of all existing structures and the construction of a 3 storey shop top housing development.
Date:	14/09/2023
To:	Adam Croft
Land to be developed (Address):	Lot 5 DP 229309 , 1 Bilambee Lane BILGOLA PLATEAU NSW 2107

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

DEFERRED COMMENCEMENT CONDITIONS

Building Code of Australia Fire Safety Report.

A revised Building Code of Australia Compliance Report being prepared by a suitably qualified Accredited Certifier commenting upon the revised plans. A copy of this report with recommendations being submitted to Council prior to determination of the Modification of Development.

Reason: To be referred to Building Assessment for comment.