

Building Assessment Referral Response

Application Number:	Mod2023/0604
Proposed Development:	Modification of Development Consent N0599/03 granted for Demolition and construction of a shop top housing development consisting of supermarket, three retail units and 21 residential units and Strata Subdivision.
Date:	13/11/2023
To:	Claire Ryan
Land to be developed (Address):	<p>Lot 101 DP 1144021 , 377 - 381 Barrenjoey Road NEWPORT NSW 2106</p> <p>Lot 102 DP 1144021 , 377 - 381 Barrenjoey Road NEWPORT NSW 2106</p> <p>LOT 1 S/P 82884 , 1 / 377 - 381 Barrenjoey Road NEWPORT NSW 2106</p> <p>LOT 1 S/P 82884 , 1 / 377 - 381 Barrenjoey Road NEWPORT NSW 2106</p> <p>LOT 2 S/P 82884 , 2 / 377 - 381 Barrenjoey Road NEWPORT NSW 2106</p> <p>LOT 2 S/P 82884 , 2 / 377 - 381 Barrenjoey Road NEWPORT NSW 2106</p> <p>LOT 3 S/P 82884 , 3 / 377 - 381 Barrenjoey Road NEWPORT NSW 2106</p> <p>LOT 3 S/P 82884 , 3 / 377 - 381 Barrenjoey Road NEWPORT NSW 2106</p> <p>LOT 4 S/P 82884 , 4 / 377 - 381 Barrenjoey Road NEWPORT NSW 2106</p> <p>LOT 4 S/P 82884 , 4 / 377 - 381 Barrenjoey Road NEWPORT NSW 2106</p> <p>LOT 5 S/P 82884 , 5 / 377 - 381 Barrenjoey Road NEWPORT NSW 2106</p> <p>LOT 5 S/P 82884 , 5 / 377 - 381 Barrenjoey Road NEWPORT NSW 2106</p> <p>LOT 6 S/P 82884 , 6 / 377 - 381 Barrenjoey Road NEWPORT NSW 2106</p> <p>LOT 6 S/P 82884 , 6 / 377 - 381 Barrenjoey Road NEWPORT NSW 2106</p> <p>LOT 7 S/P 82884 , 7 / 377 - 381 Barrenjoey Road NEWPORT NSW 2106</p> <p>LOT 7 S/P 82884 , 7 / 377 - 381 Barrenjoey Road NEWPORT NSW 2106</p> <p>LOT 8 S/P 82884 , 8 / 377 - 381 Barrenjoey Road NEWPORT NSW 2106</p> <p>LOT 8 S/P 82884 , 8 / 377 - 381 Barrenjoey Road NEWPORT NSW 2106</p> <p>LOT 9 S/P 82884 , 9 / 377 - 381 Barrenjoey Road NEWPORT NSW 2106</p> <p>LOT 9 S/P 82884 , 9 / 377 - 381 Barrenjoey Road NEWPORT NSW 2106</p>

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Lot CP SP 82884 , 377 - 381 Barrenjoey Road NEWPORT
NSW 2106

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 objections to approval of the development.

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.