

Building Assessment Referral Response

Application Number:	DA2025/0049
Proposed Development:	Use of dwelling house as a dual occupancy (attached) and associated alterations and additions
Date:	06/08/2025
To:	Thomas Prosser
Land to be developed (Address):	Lot 7 DP 11332 , 136 Fisher Road North CROMER NSW 2099

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 issuing the Development Application.

Note: The proposed development may not comply with many requirements of the BCA. Issues such as these however may be determined at Construction Certificate stage.

Council has BIC pending this matter that is for existing works however the proposed drawing indicates new construction in the areas of where the BIC was being applied for which will be superseded should the DA be approved.

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.