

## Building Assessment Referral Response

<b>Application Number:</b>	DA2022/2199
<b>Proposed Development:</b>	Demolition works and construction of shop top housing
<b>Date:</b>	23/01/2023
<b>To:</b>	Maxwell Duncan
<b>Land to be developed (Address):</b>	Lot 20 DP 235980 , 19 Sydney Road MANLY NSW 2095

### 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 applicant is required to provide a Final BCA Design Assessment Report prior to further consideration being given to this proposal. The DRAFT Report supplied is not acceptable.**

The proposal is therefore unsupported.

Note: Should you have any concerns with the referral comments above, please discuss these with the Responsible Officer.

### Recommended Building Assessment Conditions

Nil.