

## Building Assessment Referral Response

<b>Application Number:</b>	DA2024/0262
<b>Proposed Development:</b>	Demolition works and construction of a dwelling house, horse arena, stables and paddocks
<b>Date:</b>	02/04/2024
<b>To:</b>	Phil Lane
<b>Land to be developed (Address):</b>	Lot 6 DP 749791 , 113 Orchard Street WARRIEWOOD NSW 2102

### 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.