

## Building Assessment Referral Response

<b>Application Number:</b>	DA2023/0686
<b>Proposed Development:</b>	Amend the existing strata subdivision to include courtyards and amend car parking spaces
<b>Date:</b>	12/07/2023
<b>To:</b>	Dean Pattalis
<b>Land to be developed (Address):</b>	Lot CP SP 11195 , 21 Greycliffe Street QUEENSCLIFF NSW 2096

### 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 building is the subject of an EP&A Act Order (EPA2022/0182) for Fire Safety. However the proposed changes to the Strata Plan will have no impact on the requirements of this order.

### 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.

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.