

## Building Assessment Referral Response

<b>Application Number:</b>	DA2024/1648
<b>Proposed Development:</b>	Use of part of a dwelling house as a secondary dwelling
<b>Date:</b>	30/01/2025
<b>To:</b>	Dean Pattalis
<b>Land to be developed (Address):</b>	Lot 6 DP 240752 , 7 Elm Avenue BELROSE NSW 2085

### 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 the application.

*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 and or Building Information application stage for as built works.*

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.