

Building Assessment Referral Response

Application Number:	Mod2023/0250
Proposed Development:	Modification of Development Consent DA2022/0696 granted for Demolition works and construction of two semi-detached dwellings, swimming pools and subdivision of 1 lot into 2
Date:	23/05/2023
To:	Thomas Prosser
Land to be developed (Address):	Lot 40 DP 4603 , 2 Pacific Parade 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 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.