

Building Assessment Referral Response

Application Number:	Mod2023/0551
Proposed Development:	Modification of Development Consent DA2022/1392 granted for Alterations and additions to a dwelling house including a swimming pool and a secondary dwelling
Date:	23/10/2023
To:	Michael French
Land to be developed (Address):	Lot 1 DP 511257 , 49 Toronto Avenue CROMER NSW 2099

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.