

## Building Assessment Referral Response

<b>Application Number:</b>	DA2024/1744
<b>Proposed Development:</b>	Alterations and additions to multi dwelling housing (Unit 2)
<b>Date:</b>	15/01/2025
<b>To:</b>	Brittany Harrison
<b>Land to be developed (Address):</b>	Lot 2 S/P 54800 , 2 / 12 Turimetta Street MONA VALE NSW 2103

### 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.*

Due to the minor nature of the works, requiring fire upgrade of the building with the development consent in accordance with section 64 of the EP&A Reg 2021 is not appropriate.

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.