

## Building Assessment Referral Response

|                                 |   |
|---------------------------------|---|
| Application Number:             | DA2019/0845   |
| To:                             | David Auster  |
| Land to be developed (Address): | Lot A DP 961049 , 68 A Queenscliff Road QUEENSCLIFF<br>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 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.

It is noted that the Juliet balconies and polystyrene window surrounds encroach over the property boundary, but this is a matter for Planning to determine.

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.

### Recommended Building Assessment Conditions

Nil.