

Building Assessment Referral Response

Application Number:	DA2021/0398
Date:	26/04/2021
To:	Nick Keeler
Land to be developed (Address):	Lot A DP 341278 , 90 Lawrence Street FRESHWATER 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.

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.

Comment : The existing (1) bedroom granny flat contained within the existing dwelling is be required to be demolished. This may be imposed as a condition of Development Consent prior to occupation of the new secondary dwelling.

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.