

## Building Assessment Referral Response

<b>Application Number:</b>	Mod2023/0477
<b>Proposed Development:</b>	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.
<b>Date:</b>	22/09/2023
<b>To:</b>	Thomas Prosser
<b>Land to be developed (Address):</b>	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.