

Building Assessment Referral Response

Application Number:	Mod2024/0451
Proposed Development:	Modification of Development Consent DA2022/0084 granted for demolition works and construction of a dwelling house, secondary dwelling and swimming pool
Date:	16/09/2024
To:	Olivia Ramage
Land to be developed (Address):	Lot 114 DP 8394 , 73 Marine Parade AVALON BEACH NSW 2107

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 concerns with the application.

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.