

## Building Assessment Referral Response

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| <b>Application Number:</b>             | Mod2024/0455   |
| <b>Proposed Development:</b>           | Modification of Development Consent DA2020/0278 granted for alterations and additions to a dwelling house including a secondary dwelling and swimming pool |
| <b>Date:</b>                           | 19/09/2024   |
| <b>To:</b>                             | Olivia Ramage  |
| <b>Land to be developed (Address):</b> | Lot 110 DP 8394 , 65 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 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.