

Building Assessment Referral Response

Application Number:	DA2020/1317
Date:	05/11/2020
To:	Jordan Davies
Land to be developed (Address):	Lot 2 DP 1066239 , 6 Palm Road NEWPORT NSW 2106

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

Amended Referral Comments:

The application has been investigated with respects to aspects relevant to the Building Certification and Fire Safety Department. There are no objections to approval of the proposed Pergola.

In regards to the fit out of the kiosk - As these works have already been carried prior to approval being obtained a Building Information Certificate Application is required to be lodged with Council and such application will need to address the works and recommendations contained in the BCA Report prepared by GRS Building Reports Pty Ltd dated 12 October 2020.

There are no objections to approval of the use of the development subject to inclusion of the attached conditions of approval and consideration of the notes below.

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

CONDITIONS TO BE SATISFIED PRIOR TO THE ISSUE OF THE CONSTRUCTION CERTIFICATE

Building Certificate - Unauthorised Works on site

An application for a Building Certificate is to be lodged for all unauthorised works onsite.

Details of the fit out of the Kiosk including demonstrating compliance with the report prepared by GRS Building Reports Pty Ltd dated 12 October 2020 are to be submitted to Council prior to the issue of the Construction Certificate for the proposed Pergola.

Reason: To regularise unauthorised development.