

Building Assessment Referral Response

Application Number:	DA2019/0698
To:	Adam Urbancic
Land to be developed (Address):	Lot 64 DP 225582 , 31 Raymond Road BILGOLA PLATEAU 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. The development is not supported for the following reasons:

A Construction Certificate, an Occupation Certificate or a Building Certificate for the proposed change of Classification / proposed building works (Class 10a to Class 1) will not be able to be issued for a development that encroaches beyond the boundaries of the allotment.

The applicant is advised that Council cannot give approval to a structure which encroaches over the boundary. It is noted that the existing eastern external wall and concrete floor slab provide structural support for the building and should it be required to be removed in the future by the adjoining property owner it will have a detrimental impact for the structural integrity of the building.

Recommended Building Assessment Conditions

Nil.