

## Building Assessment Referral Response

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### Introduction:

This report serves as a response to the Building Assessment Referral Response. The assessment is carried out in accordance with the National Construction Code Volume 2. The report provides information on the calculated areas of the ground and lower ground floors, specifically focusing on the proposed home business area. All areas will be summarized in a table for clarity. This report must be read in conjunction Master 2018-49a 3D-B.

### Area Calculation:

The areas of the ground and lower ground floors are calculated from the internal face of all external walls, as per the requirements of the National Construction Code Volume 2.

### Proposed Home Business Area:

The area of the proposed home business has been decreased to 10 m<sup>2</sup> as it is clearly identified based on specific kitchen features. The enclosed area is defined by the walls surrounding the kitchen, while the open side is delineated by the outer edge of the kitchen island's benchtop. In the amended master plan, the proposed home business area is visually highlighted in green.

### Area Proportions:

The proposed home business area constitutes less than 10% of the total floor plan area for Building 1 as well as less than 10% of the ground floor. This ensures compliance with the applicable regulations.

### Summary Table:

The following table provides a summary of the calculated areas for the ground and lower ground floors, as well as the specific area allocated to the proposed home business.

Floor	Area calculation	Area	Proposed business %
Ground floor	Calculated from internal face of external walls	104 m <sup>2</sup>	9.6%
Lower Ground Laundry and WC	Calculated from internal face of external walls	8 m <sup>2</sup>	
Lower Ground Garage and Storage	Calculated from internal face of external walls	17 m <sup>2</sup>	
Total		129 m <sup>2</sup>	7.7%
Proposed home business	Enclosed by kitchen walls and kitchen island	10 m <sup>2</sup>	

Sincerely



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