

## Building Assessment Referral Response

Application Number:	DA2019/0614
To:	Nick Keeler
Land to be developed (Address):	Lot 101 DP 842992 , 141 Powderworks Road ELANORA HEIGHTS NSW 2101

### 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 respects to aspects relevant to the Building Certification and Fire Safety Department. There are no objections to approval of the development subject to inclusion of the attached conditions of approval and consideration of the notes below.

Note: The proposed development may not comply with some requirements of the BCA and the Premises Standards. Issues such as this however may be determined at Construction Certificate Stage.

### Recommended Building Assessment Conditions

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

##### Fire Separation – Separating Walls

The separating wall to be constructed between the existing and the new building is required to comply with Part 3.7.1.8 of the Building Code of Australia – ‘Fire Separation-Separating Walls’.

Details demonstrating compliance are to be provided to the Certifying Authority prior to the issue of the Construction Certificate.

Reason: To ensure adequate provision is made for fire safety and for building occupant safety

##### Sound Insulation

The separating wall to be constructed between the existing and the new building is required to comply with Part 3.8.6 of the Building Code of Australia – ‘Sound Insulation’.

Details demonstrating compliance are to be provided to the Certifying Authority prior to the issue of the Construction Certificate.

Reason: To ensure adequate provision is made for building occupant health and amenity