

Building Assessment Referral Response

Application Number:	DA2019/0870
To:	Nick Keeler
Land to be developed (Address):	Lot 4 DP 12764 , 435 Condamine Street ALLAMBIE HEIGHTS NSW 2100

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

Blank condition for prior to construction certificate - replace this heading with your condition heading

Fire Separation – Internal Walls

The existing building in part is proposed to be converted to a secondary dwelling is required to comply with Part 3.7 of the Building Code of Australia –‘Fire Safety’.

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

Blank condition for prior to construction certificate - replace this heading with your condition heading

Sound Insulation

The existing building is proposed to be converted to a secondary dwelling and 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

Building Certificate - Unauthorised Works on site

Laundry Facilities (Class 1)

The existing dwelling is to be modified to incorporate separate clothes washing facilities, comprising of at least one washtub and space in the same room for a washing machine in accordance with Part 3.8.3 of the Building Code of Australia –‘Facilities’.

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