

## Building Assessment Referral Response

<b>Application Number:</b>	DA2021/0178
<b>Date:</b>	26/04/2021
<b>To:</b>	Gareth David
<b>Land to be developed (Address):</b>	Lot 5 DP 23064 , 39 Forest Way FRENCHS FOREST NSW 2086

### 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 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**

#### **Laundry Facilities (Class 1)**

The existing building that is proposed to be converted to a secondary dwelling is to incorporate clothes washing facilities, comprising of at least one washtub and space in the same room for a washing machine and is required to comply with Part 3.8.3 of the Building Code of Australia –‘Facilities’. A kitchen sink or washbasin must not be counted as a laundry washtub. 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.

#### **Dampness Penetration**

The existing building that is proposed to be converted to a secondary dwelling is required to comply with P.2.2.3 of the Building Code of Australia with regard to prevention of Moisture from the ground causing dampness or deterioration of building elements

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.