

## Building Assessment Referral Response

<b>Application Number:</b>	DA2019/1046
<b>To:</b>	Thomas Burns
<b>Land to be developed (Address):</b>	Lot 91 DP 13643 , 42 Elanora 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**

#### **Geotechnical requirements**

The recommendations made in the Geotechnical Report for the proposed secondary dwelling prepared by White Geotechnical Group, dated 9 September 2019, Report Ref No. J2328 are to be carried out in full during the development.

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

Reason: To ensure that the Geotechnical Risk Management aspects of the proposed development have been adequately addressed to achieve an acceptable risk management level for the life of the structure.

#### **Construction in Bush Fire Prone Areas**

The recommendations made in the Bush Fire Assessment Report prepared by Building Code & Bushfire Hazard Solutions, dated 10 September 2019, Report Ref No. 190597 are to be carried out in

full to the building.

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 the design and construction of the building to reduce the risk of ignition from a bushfire and provide building occupant safety

## CONDITIONS WHICH MUST BE COMPLIED WITH PRIOR TO THE ISSUE OF THE OCCUPATION CERTIFICATE

### **Geotechnical requirements**

The recommendations made in the Geotechnical Report for the proposed secondary dwelling prepared by White Geotechnical Group, dated 9 September 2019, Report Ref No. J2328 are to be carried out in full during the development.

Details demonstrating implementation and compliance are to be submitted to the Principal Certifier prior to the issue of any Interim or Final Occupation Certificate.

Reason: To ensure that the Geotechnical Risk Management aspects of the proposed development have been adequately addressed to achieve an acceptable risk management level for the life of the structure.

### **Construction in Bush Fire Prone Areas**

The recommendations made in the Bush Fire Assessment Report prepared by Planning for Bushfire Protection, dated 30 November 2017, Report Ref No. 1203 are to be carried out in full to the building. Details demonstrating implementation and compliance are to be submitted to the Principal Certifier prior to the issue of any Interim or Final Occupation Certificate.

Reason: To ensure adequate provision is made for the design and construction of the building to reduce the risk of ignition from a bushfire and provide building occupant safety