

Building Assessment Referral Response

Application Number:	DA2019/1287
To:	Kye Miles
Land to be developed (Address):	Lot 1 DP 566102 , 2 Cooleena 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

Weatherproofing of Masonry

The existing building that is proposed to be converted to a secondary dwelling is required to comply with Part 3.3.4 of the Building Code of Australia –'Weatherproofing of Masonry'.

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

Laundry Facilities

The layout of the bathroom/laundry area is to be modified to incorporate at least one washtub in the same room as the 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