

Building Assessment Referral Response

Application Number:	Mod2021/0997
Date:	31/01/2022
To:	Thomas Burns
Land to be developed (Address):	Lot 22 DP 516006 , 176 - 180 Condamine Street BALGOWLAH NSW 2093 Lot 101 DP 564655 , 176 - 180 Condamine Street BALGOWLAH NSW 2093 Lot 7 DP 975160 , 176 - 180 Condamine Street BALGOWLAH NSW 2093 Lot 8 DP 975160 , 176 - 180 Condamine Street BALGOWLAH NSW 2093 Lot 21 DP 975160 , 176 - 180 Condamine Street BALGOWLAH NSW 2093 Lot 25 DP 975160 , 176 - 180 Condamine Street BALGOWLAH NSW 2093 Lot 26 DP 975160 , 176 - 180 Condamine Street BALGOWLAH NSW 2093 Lot 23 DP 518721 , 176 - 180 Condamine Street BALGOWLAH NSW 2093

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

MOD 2021/0997 has been assessed in relation to changes proposed to conditions 13 & 14 of DA2021/1013. The proposal to have these conditions accepted under a Performance Solution is considered acceptable having regard to the Report prepared by Maccess Consulting (Access Consultants) dated 13/12/2021.

The wording of the conditions may be altered as follows:

13. Disabled Parking Spaces

Where disabled parking spaces are provided they must be in accordance with AS2890.6:2009.

In this regard compliance with this requirement may be achieved by a Performance Solution under

A2.0 and DP8 of the Building Code of Australia.

A report from an access consultant confirming that the proposed disabled parking spaces are compliant with the standard **or Performance Solution** is to be submitted to the Principal Certifying Authority prior to the issue of any Occupation Certificate.

Reason: To ensure accessible spaces are fit for purpose in accordance with Australian Standards.

14. Shared Zone Bollard

A bollard is to be provided at the shared zone between disabled spaces in accordance to Australian Standards AS2890.6:2009.

In this regard compliance with this requirement may be achieved by a Performance Solution under A2.0 and DP8 of the Building Code of Australia.

Details demonstrating compliance are to be submitted to the Principal Certifying Authority prior to the issue of any Occupation Certificate.

Reason: To ensure compliance with Australian Standards.

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

Nil.