

Building Assessment Referral Response

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| Application Number: | DA2022/0596 |
| Date: | 24/11/2022 |
| To: | Alex Keller |
| Land to be developed (Address): | Lot CP SP 35989 , 29 - 37 Dobroyd Road BALGOWLAH HEIGHTS 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

The application has been investigated with respect to aspects relevant to the Building Certification and Fire Safety Department.

In this regard Access for People with a Disability does not comply with Part D3 of the Building Code of Australia in that the location of the lift is not readily accessible to residents or the public from the pedestrian street entry. The applicant needs to review the location of the Lift in order to satisfy the requirements for Accessibility.

The proposal is therefore unsupported.

Note: Should you have any concerns with the referral comments above, please discuss these with the Responsible Officer.

Recommended Building Assessment Conditions

Nil.