

APPLICATION FOR MODIFICATION ASSESSMENT REPORT

Application Number:	Mod2022/0218
Responsible Officer:	Michael French
Land to be developed (Address):	Lot 1 DP 528546, 1121 Pittwater Road COLLAROY NSW 2097
Proposed Development:	Modification of Development Consent DA2021/0004 granted for Alterations and additions to an existing commercial premises and use as a veterinary hospital
Zoning:	Warringah LEP2011 - Land zoned B2 Local Centre
Development Permissible:	Yes
Existing Use Rights:	No
Consent Authority:	Northern Beaches Council
Land and Environment Court Action:	No
Owner:	The Susanne Holding Company Pty Ltd
Applicant:	The Trustee For Collaroy Veterinary Hospital
Application Lodged:	23/05/2022
Integrated Development:	No
Designated Development:	No
State Reporting Category:	Refer to Development Application
Notified:	02/06/2022 to 16/06/2022
Advertised:	Not Advertised
Submissions Received:	0
Clause 4.6 Variation:	Nil
Recommendation:	Approval

PROPOSED DEVELOPMENT IN DETAIL

This Modification Application seeks to amend DA2021/0004 in the following ways:

- Modification of condition 10 which reads:

In accordance with the recommendations of the TTW Engineers Overland Flow Assessment dated 19 march 2021, the Flood Planning Level of the rear extension is to be RL =5.0m (AHD). Additionally the proposed subfloor area is to be designed to provide for the compensation of the loss of flood storage and is to be designed to allow via suitable openings the ingress/egress of flood water in a 1 in 100 Year AEP Storm Event.

The design plans are to be amended to provide for these requirements and submitted to the certifier for approval prior to the issue of the construction certificate.

Reason: To manage the impacts of overland flow and flood storage.

This modification is to correct a discrepancy between this condition and the flood assessment submitted within DA2021/0004. The flood assessment evaluated that the plans had proposed 100% water blockage below the building.

- Increased aisle width in the carpark to accommodate the transition from non-compliant end spaces to 'staff only' parking spots.
- The relocation of rooftop mechanical services from the 'ground floor' flat sheet metal roof, to over the existing 'level one' flat sheet metal roof.
- Sliding door to the 'bin room' to be relocated to a new position outside of the three metre side boundary offset.
- Structural modification to support steel portal frames from the 'ground floor' concrete slab and the removal of portal frames on the 'lower ground level'.
- Minor modification to wall layout that will enclose the rear of the proposed cages within 'room LG02 isolation'.
- Stairs position to be moved, creating space for the introduction of a sub-floor access door.
- Modified ramp layouts, internal ramp addition and the re-handing of the client toilet.
- Internal partition and door modifications.
- Addition of internal services risers to 'level one'.
- Addition of a services plenum to 'level one'. The existing window and intake grill will be removed.
- External modifications to 'level one' staff balcony.
- Minor extensions to north, west and south elevations. These extensions proposed by the refinement of the design elements.
- North elevation wall cladding change.

ASSESSMENT INTRODUCTION

The application has been assessed in accordance with the requirements of the Environmental Planning and Assessment Act 1979 and the associated Regulations. In this regard:

- An assessment report and recommendation has been prepared (the subject of this report) taking into account all relevant provisions of the Environmental Planning and Assessment Act 1979, and the associated regulations;
- A site inspection was conducted and consideration has been given to the impacts of the development upon the subject site and adjoining, surrounding and nearby properties;
- Notification to adjoining and surrounding properties, advertisement (where required) and referral to relevant internal and external bodies in accordance with the Act, Regulations and relevant

Development Control Plan;

- A review and consideration of all submissions made by the public and community interest groups in relation to the application;
- A review and consideration of all documentation provided with the application (up to the time of determination);
- A review and consideration of all referral comments provided by the relevant Council Officers, State Government Authorities/Agencies and Federal Government Authorities/Agencies on the proposal.

SUMMARY OF ASSESSMENT ISSUES

There are no assessment issues.

SITE DESCRIPTION

Property Description:	Lot 1 DP 528546 , 1121 Pittwater Road COLLAROY NSW 2097
Detailed Site Description:	<p>The subject site consists of one (1) allotment located on the western side of Pittwater Road.</p> <p>The site is irregular in shape with a primary frontage of 14.27m along Pittwater Road and a secondary frontage of 57.19m along Collaroy Street. The site has a surveyed area of 663.9m².</p> <p>The site is located within the Warringah Local Environmental Plan 2011, B2 Local Centre zone and accommodates a brick, two-storey building. The building is identified as a heritage item with local significance, within the WLEP2011.</p> <p>The site is relatively flat and contains no significant vegetation characteristics. There is no details of any threatened species.</p> <p>Detailed Description of Adjoining/Surrounding Development</p> <p>Adjoining and surrounding development is characterised by a variety of commercial and residential structures.</p>

Map:



SITE HISTORY

The land has been used for commercial purposes for an extended period of time. A search of Council's records has revealed the following relevant history:

DA2021/0004 dated 21 January 2021. Approved alterations and additions to the existing premises and change of use to a veterinary hospital.

ENVIRONMENTAL PLANNING AND ASSESSMENT ACT, 1979 (EPAA)

The relevant matters for consideration under the Environmental Planning and Assessment Act, 1979, are:

The application has been assessed in accordance with the requirements of the Environmental Planning and Assessment Act 1979 and the associated Regulations. In this regard:

- An assessment report and recommendation has been prepared and is attached taking into all relevant provisions of the Environmental Planning and Assessment Act 1979 and associated regulations;
- A site inspection was conducted and consideration has been given to the impacts of the development upon all lands whether nearby, adjoining or at a distance;
- Consideration was given to all documentation provided (up to the time of determination) by the applicant, persons who have made submissions regarding the application and any advice given by relevant Council / Government / Authority Officers on the proposal;

In this regard, the consideration of the application adopts the previous assessment detailed in the Assessment Report for DA2021/0004, in full, with amendments detailed and assessed as follows:

The relevant matters for consideration under Section 4.55(1A) of the Environmental Planning and Assessment Act, 1979, are:

Section 4.55(1A) - Other Modifications	Comments
A consent authority may, on application being made by the applicant or any other person entitled to act on a consent granted by the consent authority and subject to and in accordance with the regulations, modify the consent if:	
(a) it is satisfied that the proposed modification is of minimal environmental impact, and	<p>Yes</p> <p>The modification, as proposed in this application, is considered to be of minimal environmental impact for the following reasons:</p> <p>The proposed modifications will have the same environmental impact as previously approved. The modifications are all minor and do not propose significant changes in design.</p>
(b) it is satisfied that the development to which the consent as modified relates is substantially the same development as the development for which consent was originally granted and before that consent as originally granted was modified (if at all), and	<p>The development, as proposed, has been found to be such that Council is satisfied that the proposed works are substantially the same as those already approved under DA2021/0004 for the following reasons:</p> <p>The modifications propose minor changes to location of previously approved structures, to a previous condition and minor additions that have no significant design, scale or environmental impact.</p>
<p>(c) it has notified the application in accordance with:</p> <p>(i) the regulations, if the regulations so require, or</p> <p>(ii) a development control plan, if the consent authority is a council that has made a development control plan under section 72 that requires the notification or advertising of applications for modification of a development consent, and</p>	<p>The application has been publicly exhibited in accordance with the Environmental Planning and Assessment Act 1979, Environmental Planning and Assessment Regulation 2000, and the Northern Beaches Community Participation Plan.</p>
(d) it has considered any submissions made concerning the proposed modification within any period prescribed by the regulations or provided by the development control plan, as the case may be.	<p>No submissions were received in relation to this application.</p>

Section 4.15 Assessment

In accordance with Section 4.55 (3) of the Environmental Planning and Assessment Act 1979, in determining an modification application made under Section 4.55 the consent authority must take into consideration such of the matters referred to in section 4.15 (1) as are of relevance to the development the subject of the application.

The relevant matters for consideration under Section 4.15 of the Environmental Planning and

Assessment Act, 1979, are:

Section 4.15 'Matters for Consideration'	Comments
Section 4.15 (1) (a)(i) – Provisions of any environmental planning instrument	See discussion on “Environmental Planning Instruments” in this report.
Section 4.15 (1) (a)(ii) – Provisions of any draft environmental planning instrument	There are no current draft environmental planning instruments.
Section 4.15 (1) (a)(iii) – Provisions of any development control plan	Warringah Development Control Plan 2011 applies to this proposal.
Section 4.15 (1) (a)(iia) – Provisions of any planning agreement	None applicable.
Section 4.15 (1) (a)(iv) – Provisions of the Environmental Planning and Assessment Regulation 2000 (EP&A Regulation 2000)	<p><u>Division 8A</u> of the EP&A Regulation 2000 requires the consent authority to consider Prescribed conditions of development consent. These matters have been addressed via a condition in the original consent.</p> <p><u>Clauses 54 and 109</u> of the EP&A Regulation 2000 allow Council to request additional information. No additional information was requested in this case.</p> <p><u>Clause 92</u> of the EP&A Regulation 2000 requires the consent authority to consider AS 2601 - 1991: The Demolition of Structures. This matter has been addressed via a condition in the original consent.</p> <p><u>Clauses 93 and/or 94</u> of the EP&A Regulation 2000 requires the consent authority to consider the upgrading of a building (including fire safety upgrade of development). This matter has been addressed via a condition in the original consent.</p> <p><u>Clause 98</u> of the EP&A Regulation 2000 requires the consent authority to consider the provisions of the Building Code of Australia (BCA). This matter has been addressed via a condition in the original consent.</p>
Section 4.15 (1) (b) – the likely impacts of the development, including environmental impacts on the natural and built environment and social and economic impacts in the locality	<p>(i) Environmental Impact The environmental impacts of the proposed development on the natural and built environment are addressed under the Warringah Development Control Plan 2011 section in this report.</p> <p>(ii) Social Impact The proposed development will not have a detrimental social impact in the locality considering the character of the proposal.</p> <p>(iii) Economic Impact The proposed development will not have a detrimental economic impact on the locality considering the nature of the existing and proposed land use.</p>

Section 4.15 'Matters for Consideration'	Comments
Section 4.15 (1) (c) – the suitability of the site for the development	The site is considered suitable for the proposed development.
Section 4.15 (1) (d) – any submissions made in accordance with the EPA Act or EPA Regs	See discussion on “Notification & Submissions Received” in this report.
Section 4.15 (1) (e) – the public interest	No matters have arisen in this assessment that would justify the refusal of the application in the public interest.

EXISTING USE RIGHTS

Existing Use Rights are not applicable to this application.

BUSHFIRE PRONE LAND

The site is not classified as bush fire prone land.

NOTIFICATION & SUBMISSIONS RECEIVED

The subject development application has been publicly exhibited from 02/06/2022 to 16/06/2022 in accordance with the Environmental Planning and Assessment Act 1979, Environmental Planning and Assessment Regulation 2000 and the Community Participation Plan.

As a result of the public exhibition of the application Council received no submissions.

REFERRALS

Internal Referral Body	Comments
Building Assessment - Fire and Disability upgrades	<p>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.</p> <p>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.</p>
NECC (Development Engineering)	<p>Planner note: Development Engineering did not raise any objections. The proposal is approved with no additional conditions. Engineering support the removal of condition 10 (Flood storage and Planning Level requirements)</p>
NECC (Stormwater and Floodplain Engineering – Flood risk)	<p>Council does not have any adopted flood study for this area. Therefore, any over land flow or flood assessment is undertaken by the development engineering team.</p> <p>Note: The development appears to propose general internal design layout alteration and rearrangement of an existing approved DA consent.</p>

Internal Referral Body	Comments		
Strategic and Place Planning (Heritage Officer)	HERITAGE COMMENTS		
	Discussion of reason for referral		
	The proposal has been referred to Heritage as the subject property is a heritage item		
	123 - Former Westpac Bank - 1121 Pittwater Road, Collaroy		
	Details of heritage items affected		
	Details of the item as contained within the Warringah inventory is as follows:		
	Former Westpac Bank		
	Statement of significance:		
	A locally rare example of a suburban bank in the inter-war geogian revival style, representative of bank architecture at the time. Historically provides evidence of the devt. of commercial infrastructure to serve residential growth. Local landmark.		
	Physical description:		
	Two storey face brick bank building designed to address corner site. Stone dressings as horizontal string courses and as carved motifs between ground & first floor windows. Tiled hipped roof. Art deco detailing in carved stone dressings. Multi-paned windows		
	Other relevant heritage listings		
	Sydney Regional Environmental Plan (Sydney Harbour Catchment) 2005	No	
Australian Heritage Register	No		
NSW State Heritage Register	No		
National Trust of Aust (NSW) Register			
RAIA Register of 20th Century Buildings of Significance	No		
Other	N/A		
Consideration of Application			
The proposal seeks consent for modifications to an approved application. Proposed changes include some internal reconfiguration, adjustments to the rear new external wing's presentation, adjustment to services and modifications of conditions. No heritage conditions are proposed for modification.			

Internal Referral Body	Comments
	<p>While there is a number of changes, the majority of them are without impact to the heritage item and its significance and thus will not be discussed. However there is a number Heritage will briefly discuss. The breezeway between the retained section and new wing has been adjusted in length with a small raise in the parapet height to resolve waterproofing. This is a minor change and without impact to the item. The adjustment of services from the northern level 1 roof deck to the top of the existing level 2 flat roof is noted and the plans indicate the top of the services will remain below the ridge height of the adjoining roofs. As the services are located above an existing flat metal roof, will remain out of sight and do not involve changes to the tiled roof sections, the change can be supported by Heritage. The last change is the removal of the existing window in the level 2 theatre 2 room for a services plenum with the window to be stored on site. Heritage would prefer for the window to remain in situ, but as the change will not be readily seen from the street and is easily reversible, Heritage will not raise any objection.</p> <p>Therefore Heritage raises no objections and requires no new conditions.</p> <p>Consider against the provisions of CL5.10 of WLEP.</p> <p>Is a Conservation Management Plan (CMP) Required? No Has a CMP been provided? No Is a Heritage Impact Statement required? A HIS was provided with the original application. Has a Heritage Impact Statement been provided? A HIS was provided with the original application.</p>
Traffic Engineer	<p>DA2021/0004 was approved for Alterations and additions to the existing commercial premises and use as a veterinary hospital at 1121 Pittwater Road COLLAROY. Mod2022/0218 is lodged to seek consent the approved development be amended to incorporate, amongst other components, the following:</p> <p>The carpark layout within the original DA was to retain whilst including DDA compliant driveway, accessible car park bay, and ramp. The limited dimensions across the site do not accommodate full compliance to AS/NZS 2890.1:2004 Part 2.4.2 angle parking aisle (c), blind aisles without losing 2 existing car parking spaces. Therefore, modification seeks approval for:</p> <ul style="list-style-type: none"> Six (6) parking spaces including one (1) accessible parking for public/patients to ensure members of the public visiting the hospital can park in fully compliant parking spaces.

Internal Referral Body	Comments
	<p>Two (2) non-compliant end spaces will be sign posted as 'staff only'. The staff arrive before client consultations begin for the day, and leave after consultations are concluded. So, the aisle width has been increased to offer a greater area for manoeuvrability into the abovementioned 'staff only' spaces.</p> <p>The car parking layout appears to comply with AS/NZS 2890.1:2004 in all other aspects including driveway/access ramp grades, access, car parking bay dimensions, and pedestrian sight distance at the property boundary.</p> <p>Traffic:</p> <p>No additional traffic impact due to the modification.</p> <p>Parking:</p> <p>No additional parking requirements or changes due to the modification.</p> <p>Access and swept paths:</p> <p>Vehicular access is not modified.</p> <p>The parking layout is not modified. However, as it is not fully compliant, end spaces will be reserved for staff use only as the existing parking configuration and proximity of the site boundary does not allow for the required 1m end aisle extension for compliance with the Australian Standard. This change is acceptable.</p> <p>Pedestrian safety:</p> <p>No concerns.</p> <p>Conclusion</p> <p>The proposed modification results in a development which is substantially the same as the original approval granted by Council under DA2021/0004.</p> <p>The Modification will require the deletion of condition 15 and deletion of clause (f) of condition 21. All other conditions are to remain</p>

External Referral Body	Comments
Ausgrid: (SEPP Infra.)	<p>The proposal was referred to Ausgrid who provided a response stating that the proposal is acceptable subject to compliance with the relevant Ausgrid Network Standards and SafeWork NSW Codes of Practice. These recommendations have been included as a condition of consent within the parent report.</p>

ENVIRONMENTAL PLANNING INSTRUMENTS (EPIs)*

All, Environmental Planning Instruments (SEPPs, REPs and LEPs), Development Controls Plans and Council Policies have been considered in the merit assessment of this application.

In this regard, whilst all provisions of each Environmental Planning Instruments (SEPPs, REPs and LEPs), Development Controls Plans and Council Policies have been considered in the assessment, many provisions contained within the document are not relevant or are enacting, definitions and operational provisions which the proposal is considered to be acceptable against.

As such, an assessment is provided against the controls relevant to the merit consideration of the application hereunder.

State Environmental Planning Policies (SEPPs) and State Regional Environmental Plans (SREPs)

SEPP (Transport and Infrastructure) 2021

Ausgrid

Section 2.48 of Chapter 2 requires the Consent Authority to consider any development application (or an application for modification of consent) for any development carried out:

- within or immediately adjacent to an easement for electricity purposes (whether or not the electricity infrastructure exists).
- immediately adjacent to an electricity substation.
- within 5.0m of an overhead power line.
- includes installation of a swimming pool any part of which is: within 30m of a structure supporting an overhead electricity transmission line and/or within 5.0m of an overhead electricity power line.

Comment:

The proposal was referred to Ausgrid who raised no objections, subject to conditions which have been included in the recommendation of this report.

Warringah Local Environmental Plan 2011

Is the development permissible?	Yes
After consideration of the merits of the proposal, is the development consistent with:	
aims of the LEP?	Yes
zone objectives of the LEP?	Yes

Principal Development Standards

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Development Standard	Requirement	Approved	Proposed	% Variation	Complies
Height of Buildings:	11m	9.7m (new works to the rear) 9.06 (existing building to Pittwater Road)	9.7m (new works to the rear, as approved) 9.06 (existing building to Pittwater road, as approved)	N/A	Yes

Compliance Assessment

Clause	Compliance with Requirements
4.3 Height of buildings	Yes
4.6 Exceptions to development standards	Yes
5.3 Development near zone boundaries	Yes
5.8 Conversion of fire alarms	Yes
5.10 Heritage conservation	Yes
6.1 Acid sulfate soils	Yes
6.2 Earthworks	Yes
6.4 Development on sloping land	Yes
Schedule 5 Environmental heritage	Yes

Warringah Development Control Plan

Built Form Controls

Standard	Requirement	Approved	Proposed	Complies
B2 Number of storeys	3	3	unchanged	Yes
B6 Merit Assessment of Side Boundary Setback	Merit Assessment	0m (north). The proposed works were approved as this boundary is located adjacent to an area of vacant land which separates the building in excess of 5m to the nearest residential development. Providing sufficient separation and minimising impact on privacy and residential amenity.	unchanged	Yes (on merit)
B7 Front Boundary Setbacks	Ground and first floors- Nil setback	Existing building- 0m New addition- 1.3m to the secondary setback	unchanged	Yes

Compliance Assessment

Clause	Compliance with Requirements	Consistency Aims/Objectives
A.5 Objectives	Yes	Yes

Clause	Compliance with Requirements	Consistency Aims/Objectives
B2 Number of Storeys	Yes	Yes
B6 Merit Assessment of Side Boundary Setbacks	Yes	Yes
B7 Front Boundary Setbacks	Yes	Yes
B10 Merit assessment of rear boundary setbacks	Yes	Yes
C2 Traffic, Access and Safety	Yes	Yes
C3 Parking Facilities	Yes	Yes
C4 Stormwater	Yes	Yes
C6 Building over or adjacent to Constructed Council Drainage Easements	Yes	Yes
C7 Excavation and Landfill	Yes	Yes
C8 Demolition and Construction	Yes	Yes
C9 Waste Management	Yes	Yes
D2 Private Open Space	Yes	Yes
D3 Noise	Yes	Yes
D6 Access to Sunlight	Yes	Yes
D7 Views	Yes	Yes
D8 Privacy	Yes	Yes
D9 Building Bulk	Yes	Yes
D10 Building Colours and Materials	Yes	Yes
D11 Roofs	Yes	Yes
D12 Glare and Reflection	Yes	Yes
D14 Site Facilities	Yes	Yes
D18 Accessibility and Adaptability	Yes	Yes
D20 Safety and Security	Yes	Yes
D21 Provision and Location of Utility Services	Yes	Yes
D22 Conservation of Energy and Water	Yes	Yes
E1 Preservation of Trees or Bushland Vegetation	Yes	Yes
E2 Prescribed Vegetation	Yes	Yes
E4 Wildlife Corridors	Yes	Yes
E6 Retaining unique environmental features	Yes	Yes
E10 Landslip Risk	Yes	Yes
F1 Local and Neighbourhood Centres	Yes	Yes

THREATENED SPECIES, POPULATIONS OR ECOLOGICAL COMMUNITIES

The proposal will not significantly affect threatened species, populations or ecological communities, or their habitats.

CRIME PREVENTION THROUGH ENVIRONMENTAL DESIGN

The proposal is consistent with the principles of Crime Prevention Through Environmental Design.

POLICY CONTROLS

Northern Beaches Section 7.12 Contributions Plan 2022

Section 7.12 contributions were levied on the Development Application.

CONCLUSION

The site has been inspected and the application assessed having regard to all documentation submitted by the applicant and the provisions of:

- Environmental Planning and Assessment Act 1979;
- Environmental Planning and Assessment Regulation 2000;
- All relevant and draft Environmental Planning Instruments;
- Warringah Local Environment Plan;
- Warringah Development Control Plan; and
- Codes and Policies of Council.

This assessment has taken into consideration the submitted plans, Statement of Environmental Effects, all other documentation supporting the application and public submissions, and does not result in any unreasonable impacts on surrounding, adjoining, adjacent and nearby properties subject to the conditions contained within the recommendation.

In consideration of the proposal and the merit consideration of the development, the proposal is considered to be:

- Consistent with the objectives of the DCP
- Consistent with the zone objectives of the LEP
- Consistent with the aims of the LEP
- Consistent with the objectives of the relevant EPIs
- Consistent with the objects of the Environmental Planning and Assessment Act 1979

It is considered that the proposed development satisfies the appropriate controls and that all processes and assessments have been satisfactorily addressed.

RECOMMENDATION

THAT Council as the consent authority grant approval to Modification Application No. Mod2022/0218 for Modification of Development Consent DA2021/0004 granted for Alterations and additions to an existing commercial premises and use as a veterinary hospital on land at Lot 1 DP 528546,1121 Pittwater Road, COLLAROY, subject to the conditions printed below:

A. Add Condition No.1A - Modification of Consent - Approved Plans and supporting Documentation to read as follows:

The development must be carried out in compliance (except as amended by any other condition of

consent) with the following:

a) Modification Approved Plans

Architectural Plans - Endorsed with Council's stamp		
Drawing No.	Dated	Prepared By
DA-02 Revision B	1 March 2022	Big City Design
DA-05 Revision B	1 March 2022	Big City Design
DA-05b Revision A	1 March 2022	Big City Design
DA-09 Revision B	1 March 2022	Big City Design
DA-10 Revision B	1 March 2022	Big City Design

Reports / Documentation – All recommendations and requirements contained within:		
Report No. / Page No. / Section No.	Dated	Prepared By
Flood Report- Overland Flow Assessment	19 March 2021	TTW Structural Civic Traffic Facade
Heritage Report- Heritage Impact Statement	December 2020	Weir Phillips Heritage and Planning

b) The development is to be undertaken generally in accordance with the following:

B. Delete Condition 10- Flood storage and Planning Level requirements.

C. Delete Condition 15- Car Parking Standards

D. Modify Condition 21 to read as:

Compliance with Standards

The development is required to be carried out in accordance with all relevant Australian Standards.

Note: At the time of determination the following (but not limited to) Australian Standards applied:

- (a) AS2601.2001 - Demolition of Structures**
- (b) AS4361.2 - Guide to lead paint management - Residential and commercial buildings**
- (c) AS4282:1997 Control of the Obtrusive Effects of Outdoor Lighting**
- (d) AS 4373 - 2007 'Pruning of amenity trees' (Note: if approval is granted) **
- (e) AS 4970 - 2009 'Protection of trees on development sites'***
- (f) AS 2890.2 - 2002 Parking facilities - Off-street commercial vehicle facilities**
- (g) AS 2890.3 - 1993 Parking facilities - Bicycle parking facilities**
- (h) AS 2890.5 - 1993 Parking facilities - On-street parking**
- (i) AS/NZS 2890.6 - 2009 Parking facilities - Off-street parking for people with disabilities**
- (j) AS 1742 Set - 2010 Manual of uniform traffic control devices Set**
- (k) AS 1428.1 – 2009* Design for access and mobility - General requirements for access – New building work**
- (l) AS 1428.2 – 1992*, Design for access and mobility - Enhanced and additional requirements -

Buildings and facilities**

*Note: The Australian Human Rights Commission provides useful information and a guide relating to building accessibility entitled "the good the bad and the ugly: Design and construction for access". This information is available on the Australian Human Rights Commission website [www.hreoc.gov.au/disability rights /buildings/good.htm](http://www.hreoc.gov.au/disability%20rights%20/buildings/good.htm). <www.hreoc.gov.au/disability%20rights%20/buildings/good.htm>

**Note: the listed Australian Standards is not exhaustive and it is the responsibility of the applicant and the Certifying Authority to ensure compliance with this condition and that the relevant Australian Standards are adhered to.)

Details demonstrating compliance with the relevant Australian Standard are to be submitted to the Certifying Authority prior to the issue of the Construction Certificate.

Reason: To ensure the development is constructed in accordance with appropriate standards.
(DACPLC02)

In signing this report, I declare that I do not have a Conflict of Interest.

Signed



Michael French, Planner

The application is determined on 24/08/2022, under the delegated authority of:



Steven Findlay, Manager Development Assessments