



Ballina Shire Council
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BALLINA NSW 2478

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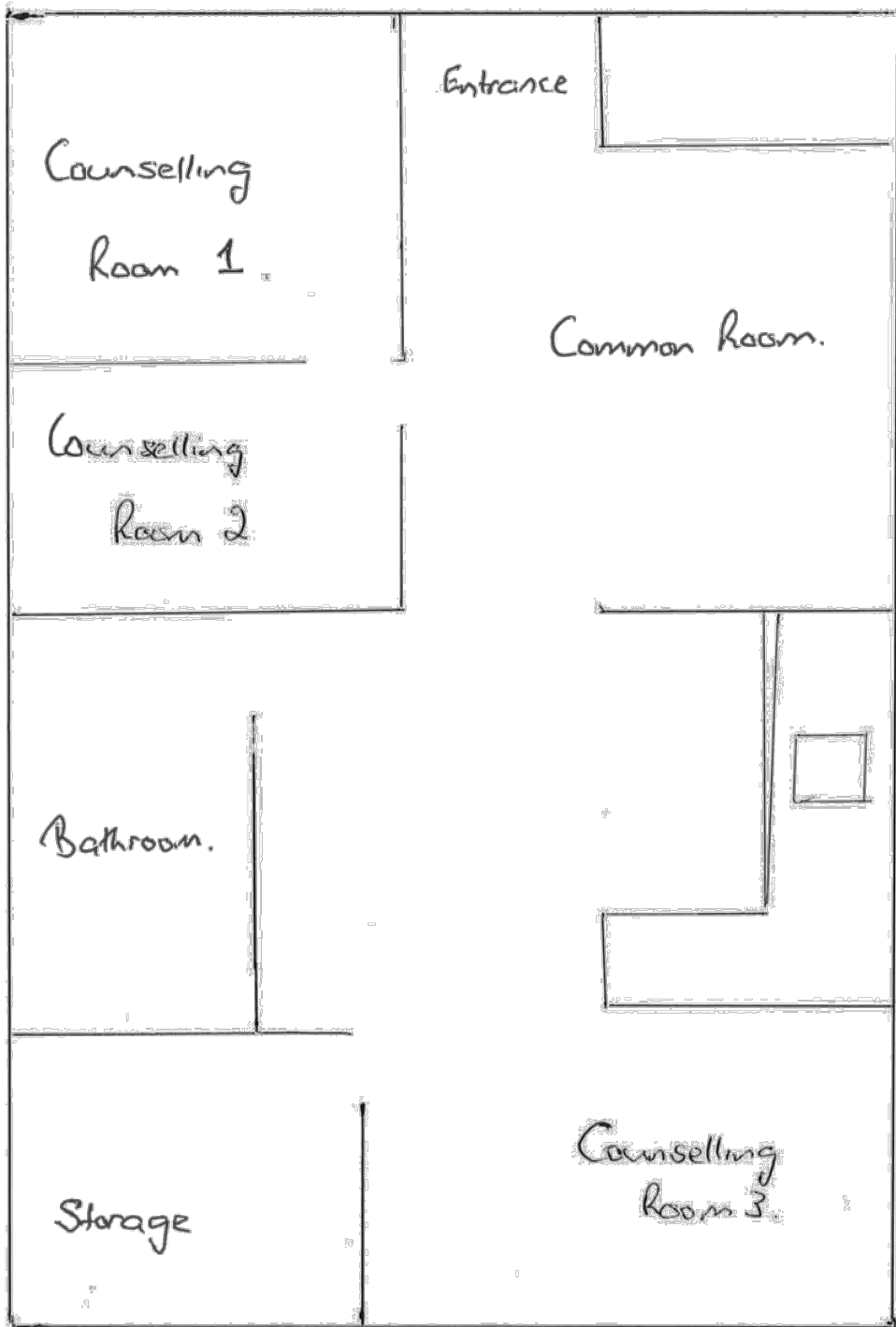
DA 2016/757 - Lot C DP 369812 - 111 Tamar Street, Ballina



Projection: GDA94 / MGA zone 56
Date: 11/05/2017

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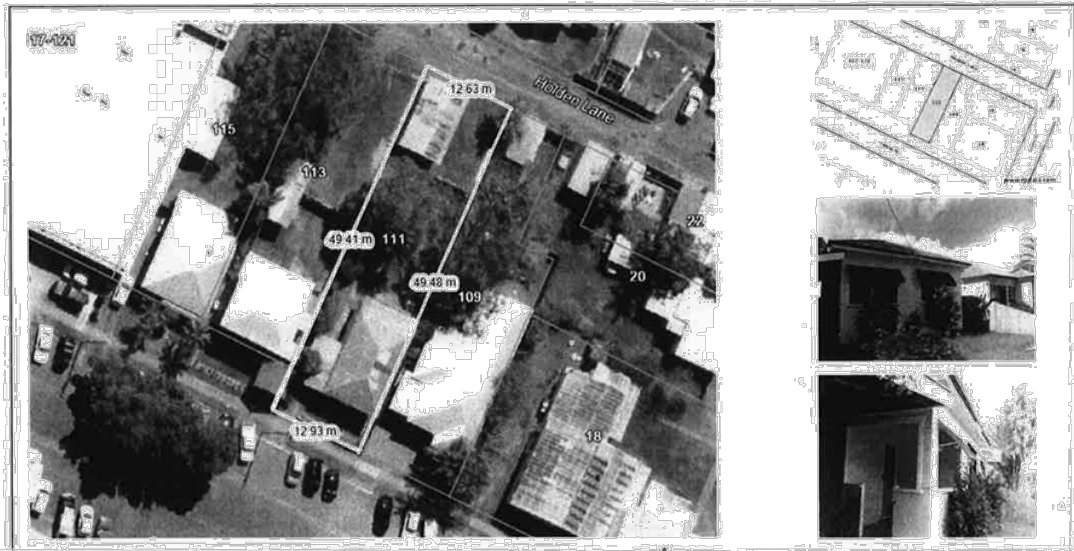
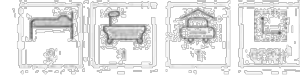
* 111 TAMAR ST
HOUSE.





▶ SUGGESTED LISTING PRICE

111 Tamar Street Ballina NSW 2478



enquiries refer
Peter Drew
in reply please quote
DA 2016/757



8 February 2017

FSG Australia
PO Box 623
BALLINA NSW 2478

Attention: David Weatherall

Dear David

Re: Development Application 2016/757 – Request for Additional Information

I refer to your development application to Change the Use of a Dwelling House and Shed to a Community Facility at Lot C DP 369812, 111 Tamar Street BALLINA.

As discussed at our site meeting of 2 February 2017, the following matters require further attention or clarification prior to the determination of DA 2016/757.

1. Submit a site plan showing all existing/proposed buildings and structures and fully dimensioned details of vehicular access facilities and parking spaces (compliant with AS 2890) that are available for staff and clients, including bus parking if applicable.
2. Provide a floor plan of the rear building and nominate the proposed use of this area. If this building is to be used for any purpose other than storage associated with the proposed community facility, it will need to comply with the disabled access standards for that class of building. This would include the recent alterations and sanitary facilities that have been carried out without approval and an accessible path of travel to it from the main building.
3. In order to formalise the alterations to the rear building that have been carried out without formal approval you will need to lodge a Building Certificate application with Council. This application is to include a plan of the building and details of the use of this area, as well as details of the cost of works carried. Additional fees will likely be charged based on the Construction Certificate and inspection fees that would have been payable if approval had been obtained. You will also need to lodge a Section 68 application, compliance certificate and work as executed diagram from your plumber. Additional certificates for waterproofing and glazing will also be required.
4. Demonstrate that an accessible path of travel will be provided in accordance with AS 1428.1 from the street frontage boundary and from any accessible car space on the property to the principal pedestrian entrance of the building.
5. To assess the parking demand generated by your proposal you are requested to submit the following details:
 - a. Dimensions and proposed use of each room (including the rear building)
 - b. Average number of staff on site
 - c. Average number of clients on site
 - d. Likely mode of access by clients (private vehicle, bus, etc)

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Please note that the site is subject to a car parking contribution plan whereby contributions can be paid in lieu of a shortfall of parking on-site. This car parking contribution is currently levied at \$26,301 per space.

It is requested that you address the abovementioned matters by 22 February 2017 to progress the assessment of your application. If you cannot submit the required information within this timeframe, please contact Council's Development and Environmental Health Group, in writing, to request additional time to prepare the required information.

Should you have any enquiries in relation to this matter, please contact Peter Drew of Council's Development and Environmental Health Group on 6686 1254.

Yours faithfully

Rod Willis
Group Manager
Development and Environmental Health