

## Building Assessment Referral Response

<b>Application Number:</b>	DA2021/0289
<b>Date:</b>	09/04/2021
<b>To:</b>	David Auster
<b>Land to be developed (Address):</b>	Lot 1 SP 94554 , 2 / 374 - 378 Sydney Road 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

The plans submitted for approval indicate that the Means of Egress for the Class 9B Gymnasium do not comply with the provisions of Part D1, Vol. 1 of the Building Code of Australia (BCA) (i.e. the travel distance is more than 20m to the exit).

In this regard a report is required from an appropriately registered Certifier to review this matter and determine a solution which could meet the requirements of the BCA prior to the determination of the Development Application.

Note: The applicant is also required to provide evidence that the future patrons have unobstructed use of the Unisex toilet during the hours of operation for the gymnasium.

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.