

Building Assessment Referral Response

Application Number:	DA2021/0289
Date:	15/04/2021
To:	David Auster
Land to be developed (Address):	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

Additional information submitted (see Trim).

The additional information submitted which now indicates that the Means of Egress can comply with the BCA and the unisex toilet facility is permitted for use of the staff and patrons has been reviewed. There are no objections to approval of the development.

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 supported.

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

Recommended Building Assessment Conditions

Nil.