

Building Assessment Referral Response

Application Number:	DA2025/1701
Proposed Development:	Use of Premises as a Recreation facility indoor (Gymnasium)
Date:	26/11/2025
To:	
Land to be developed (Address):	Lot 11 DP 1146661 , 138 - 140 Old Pittwater Road BROOKVALE NSW 2100

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 respects to aspects relevant to the Building Certification and Fire Safety Department. There are no concerns with the application subject to inclusion of the attached conditions of approval and consideration of the notes below.

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.

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

CONDITIONS TO BE SATISFIED PRIOR TO THE ISSUE OF THE CONSTRUCTION CERTIFICATE

Adequacy of Sanitary Facilities

Prior to issue of the Construction Certificate the Certifier is to be provided with details of sanitary facilities for patrons and staff as required by the National Construction Code (BCA) for the Classification of the building under its approved use. Where a sanitary facility is shared by another occupancy on the same site the total number of potential users shall be taken into consideration in calculations for compliance with this condition.

Details demonstrating compliance are to be provided to the Certifier prior to the issue of the Construction Certificate.

Reason: To ensure the provision of adequate sanitary and associated facilities for the premises.