

## Building Assessment Referral Response

<b>Application Number:</b>	DA2025/0579
<b>Proposed Development:</b>	Alterations and additions to an artisan food and drink premises
<b>Date:</b>	18/06/2025
<b>To:</b>	Claire Ryan
<b>Land to be developed (Address):</b>	Lot 6 DP 30579 , 45 Mitchell 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 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.

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**

#### **National Construction Code (BCA) upgrade requirements and Fire Safety upgrade**

The National Construction Code works recommended in the BCA Report prepared by Private Certifiers Australia, dated 21/3/2025, Report Ref No. 250064/01 are to be considered as part of the assessment of the Construction Certificate.

Reason: To ensure adequate provision is made for Health, Amenity, Access & Fire Safety for building occupant health & safety.