

## Building Assessment Referral Response

<b>Application Number:</b>	Mod2022/0568
<b>Proposed Development:</b>	Modification of Development Consent DA2020/0182 granted for Use of premises as an artisan food and drink premises and construction of signage
<b>Date:</b>	01/03/2023
<b>To:</b>	Julie Edwards
<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

#### **Amended BCA Report - MBC Group dated 31/1/2023**

The application has been further assessed having regards to the amended BCA Capability Statement prepared by MBC Group, dated 31/1/2023.

There are no objections to approval of the development.

Note: The proposed development may not comply with some requirements of the BCA. Issues such as these however may be determined at Construction Certificate stage.

The application has been investigated with respect to aspects relevant to the Building Certification and Fire Safety Department. The application proposes an increase in patron numbers from 100 to 140 and in this regard an amended BCA Report is required to address the sanitary facilities which were previously based on a maximum capacity of 100 persons for a "Class 6 - Restaurant; Cafe; Bar" under F2.3 of the BCA.

This report is required by Council for consideration prior to further determination of the DA.

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.