

## Building Assessment Referral Response

Application Number:	Mod2022/0568
Date:	03/11/2022
To:	Julie Edwards
Land to be developed (Address):	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 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 unsupported.

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

### Recommended Building Assessment Conditions

Nil.