

## Building Assessment Referral Response

<b>Application Number:</b>	DA2022/2056
<b>Proposed Development:</b>	Temporary use of land for five (5) events per year in association with an artisan food and drink industry
<b>Date:</b>	12/12/2022
<b>To:</b>	Tony Collier
<b>Land to be developed (Address):</b>	Lot A DP 413126 , 26 Orchard 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 objections to approval of the development subject to inclusion of the attached conditions of approval and consideration of the notes below.

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

#### DEVELOPMENT CONSENT OPERATIONAL CONDITIONS

#### Adequate sanitary facilities

Additional toilet facilities are required where the total population of patrons does not exceed 500. The total number of sanitary facilities required including permanent and temporary are :

1. 250 Male patrons – (3) WCs; (5) Urinals; (3) Washbasins
2. 250 Female patrons – (6) WCs; (3) Washbasins

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

#### Population Numbers

The Total number of patrons must not exceed 500 persons. In this regard the applicant is to provide suitable measures to ensure that the numbers of persons within the building is restricted to no more than 500. Details of how this is to be achieved must be provided to Council prior to the event occurring.

Reason: To ensure adequate provision is made for fire safety and for building occupant safety.