

## Building Assessment Referral Response

<b>Application Number:</b>	DA2023/0376
<b>Proposed Development:</b>	Use of kiosk to a cafe (Bilgola) as a cafe
<b>Date:</b>	01/06/2023
<b>To:</b>	Dean Pattalis
<b>Land to be developed (Address):</b>	Lot 7096 DP 1124092 Part Lot 7327 DP 1164236 , 400 Barrenjoey Road BILGOLA BEACH NSW 2107

### 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

Under the terms of Section 62 of the Environmental Planning and Assessment Regulation the proposal is not a change in building use and as such there is no objections to approval of the development.

Note: An Occupation Certificate was applied for in 2010 but the private certifier required additional documents before the OC could be approved. To date no OC has been issued (Refer to Trim PW3581730). This matter should be followed up by the relevant section within Council.

The application has been investigated with respect to aspects relevant to the Building Certification and Fire Safety Department. There are no objections to approval of the development.

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.