



SMART CHOICE
BUILDING PERMITS & INSPECTIONS



14 HOTHAM STREET TRARALGON VIC



7019 5521



ADMIN@SCBUILDINGPERMITS.COM.AU

15/2/2024

Sally Brook
Mt Baw Baw Resort
Mt Baw Baw

ADVERTISED PLAN

Dear Sally

Re: Patron Capacity Re-assessment for Café 11 Located on Frosti Lane, Mt Baw Baw

Building Floor area internal – Café/bar kitchen area

Care /Bar – 60m²

Kitchen and amenities – 20m² (Not counted in the area for alcohol consumption)

The area in square metres available to the public for the whole of the internal premises (excluding toilets, passageways and the like) = **60m²**

Building area external (deck)

The deck area has not been included in the redline area for serving and consumption of alcohol.

Method 1

In so far as the Building Act 1993 is concerned the NCC 2022, part D2D18 Number of persons accommodated and Table D2D18, Area per person according to use, states that a Bar or dining room or restaurant can accommodate 1 person per 1m² (Internal).

Therefore the number of people deemed accommodated under the Building Code would be as follows:

Internal Area of Designated Licensed Area = 60m² and accommodates 60 persons.

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Method 2

The NCC 2022 Table F4D4d sanitary facilities in Class 6 buildings, sets out the criteria for toilet facilities to be provided to a Bar / cafe for an internal floor area. The building would be used as a Class 6 café. We have calculated that 1 female closet pan, 1 male closet pan, 1 male basin and 1 Female basin are provided, within the numbers of the female / male calculations).

CLASS 6– Café/Bar in accordance with Table F4D4d

User group	Facility type	Design occupancy	Number
Male patrons	Closet pans	1 - 100	1
		101 - 300	2
		>300	Add 1 per 200
	Urinals	1 - 50	1
		51 - 100	2
		101 - 150	3
		151 - 200	4
		201 - 250	5
		>250	Add 1 per 100
		Washbasins	1 - 50
Female patrons	Closet pans	1 - 25	1
		26 - 50	2
		51 - 100	3
		101 - 150	4
		151 - 200	5
		201 - 250	6

User Group	Closet Pans		Urinals		Washbasins		Notes
	Design Occupancy	Number	Design Occupancy	Number	Design Occupancy	Number	
Male Patrons	100	1	0	0	1-50	1	NIL
Female Patrons	30	1		0	1-50	1	NIL
Staff Amenities (Shared Male and Female)	20	1		0	1-30	2	Nil

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The amenities within the building provide for 35 male patrons and 25 female patrons.

Totalling 60 people

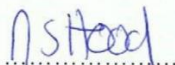
The design for the calculations has taken into consideration the male and female toilets, each with fitted basin. The toilets could be potentially made into two unisex toilets, providing a larger number of female patrons.

Conclusion

The maximum number of people accommodated in accordance with the Building Act 1993 and NCC 2022 is therefore **60 people for the internal part of the building**. Based on the lesser number of methods calculated above (Method 2)

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Yours sincerely



Darren Hood
Registered Building Surveyor
BSL-58816

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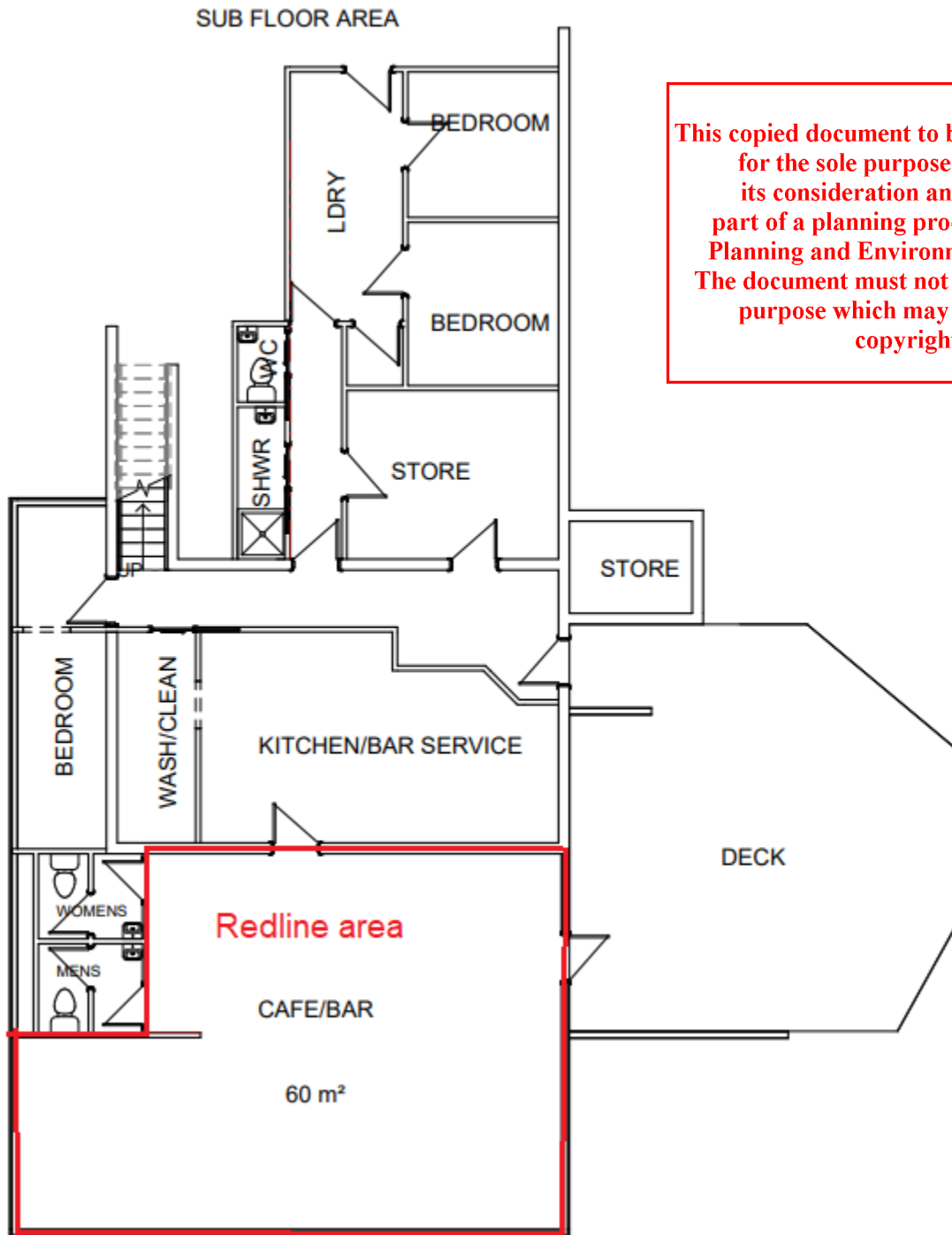


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