

Environmental Health Referral Response - commercial use

Application Number:	DA2025/0042
Proposed Development:	Demolition works and construction of a mixed use development including light industry, a vehicle body repair workshop, a take away food and drink premises and business identification signage
Date:	21/07/2025
To:	Thomas Burns
Land to be developed (Address):	Part Lot 1 DP 1278077 , 39 Carter Road BROOKVALE NSW 2100 Part Lot 1 DP 1278077 , 37 Carter Road BROOKVALE NSW 2100 Lot 15 DP 5767 , 35 Carter Road BROOKVALE NSW 2100

Reasons for referral

This application seeks consent for one or more of the following:

- Food premises, or
- Backpackers/Boarding house, or
- Mortuary, or
- Skin penetration, acupuncture, tattoo, beauty salon, or
- Public pool

And as such, Council's Environmental Health and Protection officers are required to consider the likely impacts.

Officer comments

General Comments

The statement of Environmental Effects notes that part of the proposed development is "A small 22.98m² takeaway food and drink premises is proposed along the Carter Road frontage"

The Statement of Environmental Effects does not contain any further information that indicates the specific nature of the food premises (ie coffee, small refrigerated items? cooking? If so to what intensity? Is mechanical ventilation required? etc)

Additionally the plans supplied with the proposal do not give any similar indication, nor do they demonstrate compliance with the relevant Australian Standard in relation to the fit out of food premises.

Until further information is made available, Environmental Health does not support the proposal.

Updated Referral Comments - 21/07/2025

The applicant has provided a response to a request for further information.

In relation to proposed cafe use at the premises the following is offered as part of the Supplementary Statement of Environmental Effects:

"Café Use

Response: We confirm that there will be no cooking facilities requiring mechanical exhaust within the café. We anticipate that the majority of food will be prepared off-site and heated up as required. Whilst an indicative Café layout has been provided on the plans the fit-out and use of the café will be subject to separate approval."

Accordingly, the proposal is supported by Environmental Health

Recommendation

Approval - No conditions

The proposal is therefore supported.

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

Recommended Environmental Health and Protection Conditions:

Nil.