

## Environmental Health Referral Response - commercial use

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| <b>Application Number:</b>             | DA2025/0764  |
| <b>Proposed Development:</b>           | Alterations and additions to Long Reef Golf Club clubhouse   |
| <b>Date:</b>                           | 03/10/2025   |
| <b>To:</b>                             | Claire Ryan  |
| <b>Land to be developed (Address):</b> | Lot 1 DP 1144187 , 2 Anzac Avenue COLLAROY NSW 2097<br>Lot 1 DP 1144187 , Anzac Avenue COLLAROY NSW 2097 |

### 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, accupuncture, 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

As per the statement of environmental effects:

*"...Works will include tree removal, removal of solar panels (for reuse), partial demolition of roof and walls with alterations and additions to the existing building to create a two-storey clubhouse. With regard to the ground floor, the alterations and additions primarily relate to provision of additional members facilities, bar areas and community rooms. Additionally, a new lobby entry is proposed, amenities and back of house operational spaces are also provided under this proposal. The club is also seeking to construct an outdoor covered dining area with associated garden seating. The proposal also seeks to erect a new first floor addition. This space would primarily relate to back of house space, multi-use rooms and amenities. The first floor will also provide a members lounge and two outdoor dining areas...."*

In relation to the extension of of the food premises, related areas and sanitary facilities, it is considered that the plans provided with the proposal provide adequate detail.

Accordingly, the proposal is supported.

Updated Referral Comments - 03/10/2025

The applicant has made a number of amendments to the original proposal in response to a request for further information.

Environmental Health has considered these amendments and has no objection, with previous referral recommendations remaining unchanged.

### Recommendation

APPROVAL - subject to 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:**

**CONDITIONS TO BE SATISFIED PRIOR TO THE ISSUE OF THE CONSTRUCTION  
CERTIFICATE**

**Plans of Kitchen Design, Construction and Fit Out**

Prior to any Construction Certificate (CC) being issued, detailed plans that demonstrate compliance with Standard 3.2.3 of the Australian and New Zealand Food Standards Code, the Food Act 2003 and Australian Standard AS 4674 'Design, construction and fit out of food premises', must be submitted to and approved by the Principle certifier. These plans are to be prepared by a suitably qualified person.

The plans must detail adequate provision for storage including separate storage of food, equipment, chemicals and personal belongings.

Reason: To ensure that the food premises complies with the design construction and fit-out requirements.

**Preparation of mechanical ventilation plans**

Before the issue of a construction certificate, detailed plans of the mechanical exhaust ventilation system must be prepared by a suitably qualified person.

The detailed plans must be in accordance with the following and submitted to the certifier:

1. Australian Standard 1668: - The use of ventilation and airconditioning in buildings; and
2. ensure all generate heated air, smoke, fumes, steam or grease vapours do not:
  - cause a nuisance to persons within or nearby to the premises, or
  - cause air pollution as defined under the NSW Protection of the Environment Operations Act 1997

Reason: To ensure that detailed professional plans of the approved mechanical ventilation system are submitted before the issue of a construction certificate.

**CONDITIONS WHICH MUST BE COMPLIED WITH PRIOR TO THE ISSUE OF THE  
OCCUPATION CERTIFICATE**

**Kitchen Design, Construction and Fit Out of Food Premises Certification**

Prior to the issuing of any occupation certificate, certification is to be provided to the Principal Certifier by a suitably qualified person demonstrating that the design, construction and fit out of food premises kitchen is compliant with the requirements of AS 4674 Design, construction and fit out of food premises.

Reason: To ensure that the kitchen complies with Australian Standard design requirements.

**Mechanical Ventilation Certification**

Where Mechanical ventilation is required to be installed in the food premises it must comply with the

following:

- Australian Standard (AS) 1668.2 “The use of ventilation and air-conditioning in buildings - Mechanical ventilation in buildings”; and
- Any external exhaust discharge must be above the roofline and discharged in a manner that is not likely to cause an amenity impact.

Certification is to be provided to the Principal Certifier prepared by a suitably qualified person to demonstrate that the mechanical ventilation complies with the above requirements.

Reason: To ensure that the installed mechanical ventilation complies with the requirements of the Australian Standard 1668.2 and to prevent amenity impacts.