

Environmental Health Referral Response - industrial use

Application Number:	Mod2023/0415
Proposed Development:	Modification of Development Consent DA2021/0669 granted for Demolition works and construction of a new restaurant, car parking, and associated uses, including a Voluntary Planning Agreement.
Date:	16/08/2023
To:	Adam Croft
Land to be developed (Address):	Lot 7005 DP 1117451 , 1193 Barrenjoey Road PALM BEACH NSW 2108 Lot 7002 DP 1117592 , 1193 Barrenjoey Road PALM BEACH NSW 2108 Lot 298 DP 721522 , 1191 Barrenjoey Road PALM BEACH NSW 2108

Reasons for referral

This application seeks consent for large/and or industrial development.

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

Officer comments

General Comments

Proposed modifications:

1. Two small satellite dishes on main roof for internet as none provided throughout the Park.
2. New air intake for kitchen on norther skillion roof.
3. Whirly Bird for air extraction for void around cool room
4. Replacement of 3 fixed awnings on DA with one continuous awning 1.250 wide from the south to step in deck outside kitchen where it changes to 1.650 wide for weather protection
5. Changes to 2 kitchen windowsills from 900mm to 1.1mm in height
6. Replacement of 1 kitchen door with a window and sill height of 1.100
7. Outside servery to take away on eastern side 300mm wide and on western side for water station and kitchen servery
8. Internal changes,
 - New entry to kitchen to right of main entry doors
 - New air intake
 - Changes to front passes from kitchen
 - Widening of opening to Cold Drinks area and deletion of freezer
 - Removal of full height wall in take food bar area
 - RL Changes to Ground floor finished level which doesn't affect 1st floor or ridge height with level raised at entry by .010 from RL 2930 to RL 2940 and level at balcony door by .025 from RL 2.930 to RL 2.955 to allow for drainage for kitchen and takeaway only as no long mop out in the kitchen.

Environmental Health supports the proposal without 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 Investigations Conditions:

Nil.