

Environmental Health Referral Response - commercial use

Application Number:	DA2020/1042
Date:	07/10/2020
To:	Rebecca Englund
Land to be developed (Address):	Lot 63 DP 6248 , 349 Barrenjoey Road NEWPORT NSW 2106

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

Environmental Health have been requested to provide comment on the proposed development relating to noise, contamination, acid sulfate soils and food premise fit-out.

As part of this referral food premise-fit-out has been considered.

Retail 1 & 2 appears to be targeted towards food businesses. As no finer details have been provided for the fit-out of these tenancies any future fit-out of these tenancies will require separate development applications ensure they comply with fit out requirements and AS4674.

It is important to note that multiple food business operations require mechanical ventilation. The proposed development does not appear to provide any voids within the walls of the installation of mechanical ventilation. Because of this the type of food businesses that can utilise this space will be severely limited to premises that can operate without mechanical ventilation such as small scale cafes, bars with limited menu's, corner stores or fruit markets.

Environmental Health is satisfied with the proposal subject to conditions being imposed.

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:

ON-GOING CONDITIONS THAT MUST BE COMPLIED WITH AT ALL TIMES

Food or beauty premise fit out requires development application

The fit-out of any commercial tenancies that intend to provide food for sale or beauty premise that conducts skin penetration shall require a separate development application to be lodged.

Reason: To ensure that food and beauty premises have appropriate and hygienic fit-outs and hours of operation are established to maintain amenity of the surrounding area. (DACHPGOG6)