

Environmental Health Referral Response - industrial use

Application Number:	DA2019/0123
To:	Claire Ryan
Land to be developed (Address):	Lot 26 DP 654262 , 80 - 82 Mona Vale Road MONA VALE NSW 2103

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

This additional (to Food) referral for comment.

Proposed Food Market

Issues Noise , Food safety , water pollution.

The set up time will be from 7 am and it will be more distant from adjoining residential properties than the higher sloping car park closest to the Club main entrance. Provided sellers don't arrive earlier and heavy vehicles are not involved excessive noise should be avoided.

With regard to noise some aspects are unknown such as generators, amplified music etc; but this can be dealt with by way of conditions prohibiting such.

It is noted that the toilets proposed to be used are those within a clubs' adjoining bowling club , however there is no information on toilet numbers here or that the club will open their facilities at 7 am if needed.

Food retailing comments; all food stall holders will require a temporary food premises permit as a condition of operating to maintain a standard of food safety and hygiene, many of the former Frenches Forest stall holders probably already hold these approvals already although this is on private land this requirement will provide some standard of approval , monitoring the foods on sale and vendors.

Any run-off of pollutants i.e. portable cool room condensation, food spillage, disposal of ice and the like must be cleaned up on site and prevented from entering the storm water system, this can be dealt with by way of a condition

As a condition of approval all temporary food premises must have an approval to operate by the Northern Beaches Council to ensure that the preparation and storage and sale of food , food labeling requirements can be inspected/monitored to protect the public from potential serious risk.

Recommendation

APPROVAL - subject to conditions

Recommended Environmental Investigations Conditions:

DEVELOPMENT CONSENT OPERATIONAL CONDITIONS

Noise Minimisation

- 1.External sound amplification equipment or loud speakers must not be used for the announcement, broadcast, playing of music (including live music) or similar purposes if audible from the boundary of any residential premises.
- 2.Set up of stalls is not to commence before 7am.
- 3.Refrigeration motors/generators and the like not being audible from the boundary of any residential premises.

Reason: To protect the acoustic amenity of neighbouring properties.

Water pollution

All condensate, cleaning water, disposed ice and spillage, as well as litter and rubbish shall be prevented from discharge to the car park surface (which drains to a water body) at all times and provision made to deal with any accidents/incidents

Reason: To eliminate the risk of water pollution (DACHPBOC6)

CONDITIONS THAT MUST BE ADDRESSED PRIOR TO ANY COMMENCEMENT

Toilet/sanitary facilities

1. Details being provided to Council before commencement on exact toilet facilities numbers in the adjacent bowling facility building, to ensure adequacy of numbers of toilets for customers and stall holders.

Note: as an alternative/supplementary toilets the club may wish to or need to open facilities in the main club building.

2. Signage being provided to direct customers to Toilet facilities from the market area.

Reason: To ensure ongoing toilet facilities and ready access for vendors and market customers.

Approval of food vendors

All food vendors are to have an " approval to operate a temporary food stall or mobile food van" as issued by the Northern Beaches Council before commencing operation on site.

Reason: To enhance risk management and comply with legislation and standards in relation to the sale of food (DACHPDPC6)