

Environmental Health Referral Response - commercial use

Application Number:	DA2023/0414
Proposed Development:	Alterations and additions to an educational establishment, St Luke's Grammar School.
Date:	23/05/2023
To:	Nick Keeler
Land to be developed (Address):	Lot 1 DP 304830 , 1973 Pittwater Road BAYVIEW NSW 2104 Lot A DP 360274 , 1973 Pittwater Road BAYVIEW NSW 2104 Lot 20 DP 635214 , 1973 Pittwater Road BAYVIEW NSW 2104

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

This proposal seeks approval for the construction alterations/additions to the existing educational establishment. The proposal is described in detailed in the architectural plans submitted with the application and are summarised below:

Ancillary Works

- A new tiered seating area is proposed to the north of the existing hall. This provides for outdoor seating to replace the existing timber teared seating in the same location.
- Relay existing paving to the north of the existing wall.
- New stair to replace existing stair between hall building and classroom building to the west. A new roof will be provided over the stair to provide all weather access and connection between the two buildings.

Hall Building

Lower Level

- Extend office at northwest corner, within the existing footprint.

Ground Level

- Delete existing store to the northeast corner of hall to provide for additional floor area for the hall.
- Addition to the northwest corner of hall over existing hard surface area to provide for additional floor area for the hall.
- Demolish stage.

- New bi-folding doors to northern elevation of hall.
- Addition to southwest corner to extend library.
- Internal alterations to the library including removal of canteen and store room.

Canteen

It is proposed to provide a new canteen within the existing basement level of the central classroom building. The canteen is contained within the existing footprint, retaining existing floor levels and provides for a fit out and new doors and windows as detailed on the architectural plans.

All works are located over existing hard surface areas and do not reduce the area of landscaping on site.

Environmental Health supports the proposal with 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 WHICH MUST BE COMPLIED WITH PRIOR TO THE ISSUE OF THE OCCUPATION CERTIFICATE

Registration of food Business

The food business must be registered with the Appropriate Regulatory Authority, prior to Occupation Certificate being issued.

Reason: Food premises are required to be registered with the Appropriate Regulatory Authority.

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.