

Environmental Health Referral Response - commercial use

Application Number:	DA2025/0024
Proposed Development:	Demolition works and construction of shop top housing including strata subdivision
Date:	05/06/2025
To:	Thomas Burns
Land to be developed (Address):	Lot 1 DP 34753 , 158 Pacific Parade DEE WHY NSW 2099

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

It is noted within the Statement of Environmental Effects that part of the intended proposal includes a restaurant with a gross floor area of 117 square meters on the ground floor of the development.

No other detail has been provided as to this part of the proposal other than what has been included on the proposed plans.

Environmental Health has no overall objection to the inclusion of restaurant premises as part of the proposed development however, in the absence of information including, but not limited to detailed plans of kitchen layout, patron numbers, intended nature of the business (and any associated cooking processes which may have the potential to impact the neighbourhood and require more rigorous assessment ie..wood fired pizza, chargrill cooking etc), a proper assessment is not able to be undertaken and therefore the proposal is not supported.

Updated Comments - 05/06/2025

In response to a request for further information, the applicant has advised that the ground floor tenancies uses will now be subject to future Development Applications.

A notation on the plans for the ground floor portion of the development is not reflected as retail premises.

Based on this, Environmental Health has no objection to the proposal.

Recommendation

Approval - No 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:

Nil.