

Environmental Health Referral Response - industrial use

Application Number:	DA2025/0175
Proposed Development:	Alterations and additions to a pub (The Collaroy)
Date:	27/02/2025
To:	
Land to be developed (Address):	Lot 22 DP 218990 , 1062 Pittwater Road COLLAROY NSW 2097 Lot 21 DP 218990 , 1064 Pittwater Road COLLAROY NSW 2097 Lot 20 DP 218990 , 1066 Pittwater Road COLLAROY NSW 2097 Lot 23 DP 218990 , 1060 Pittwater Road COLLAROY NSW 2097

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

The proposal relates to a number of internal alterations, some of which involve kitchen and cooking equipment and bar area.

Environmental Health supports the proposal and recommends appropriate conditions of consent.

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 Investigations Conditions:

CONDITIONS TO BE SATISFIED PRIOR TO THE ISSUE OF THE CONSTRUCTION CERTIFICATE

Preparation of mechanical ventilation plans

If changes to the current mechanical ventilation system are proposed, before the issue of a construction certificate, detailed plans of the mechanical exhaust ventilation system must be prepared by a suitably qualified person.

The detailed plans must be in accordance with the following and submitted to the certifier:

1. Australian Standard 1668: - The use of ventilation and air conditioning in buildings; and
2. ensure all generate heated air, smoke, fumes, steam or grease vapours do not:

cause a nuisance to persons within or nearby to the premises, or cause air pollution as defined under the NSW Protection of the Environment Operations Act 1997

Reason: To ensure that detailed professional plans of the approved mechanical ventilation system are submitted before the issue of a construction certificate.

Plans of Kitchen Design, construction and fit out

Prior to any Construction Certificate (CC) being issued, any changes to food premises area must be depicted in detailed plans that demonstrate compliance with Standard 3.2.3 of the Australian and New Zealand Food Standards Code, the Food Act 2003 and Australian Standard AS 4674 'Design, construction and fit out of food premises', and must be submitted to and approved by the Principle certifier. These plans are to be prepared by a suitably qualified person.

Reason: To ensure that the food premises complies with the design construction and fit-out requirements.

CONDITIONS WHICH MUST BE COMPLIED WITH PRIOR TO THE ISSUE OF THE OCCUPATION CERTIFICATE

Mechanical Ventilation certification

If changes to the mechanical ventilation system have been made, prior to the issuing of an Occupation Certificate, certification is to be provided from the installer of the mechanical ventilation system that the design, construction and installation of the mechanical ventilation system is compliant with the requirements of AS1668 The use of mechanical ventilation.

Details demonstrating compliance are to be submitted to the Principal Certifier.

Reason: To ensure that the mechanical ventilation system complies with the design requirements.

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 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.