

Environmental Health Referral Response - commercial use

Application Number:	REV2019/0056
To:	Lashta Haidari
Land to be developed (Address):	Lot 2 DP 1241568 , 888 Pittwater Road 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

Quoting the applicant:

The proposed kiosks will be approximately 3 metres in height and 17 sqm in size (6m x 2.7m). The proposed structure will include a door (2.4m x 1m), window opening (1.45m x 4.1m) and a weather protection awning that will form part of the structure.

Each kiosk will be equipped with new counters, prep bench, double sink, refrigerator, storage areas, cash register and kitchen equipment including a coffee machine, hot food cabinet, cake display, microwave and sandwich press. Moveable outdoor furniture will include seating & tables and umbrellas. The kiosk has the benefit of being a standalone structure, therefore cosmetic treatment that is consistent with external finishes of surrounding developments has been proposed.

The proposed kiosks will be connected to services including water supply and electricity and will incorporate adequate area for storage of general waste and recycling bins for day-to-day waste.

We note a hand wash basin will be required and cooking restricted to avoid the need for mechanical ventilation and smoke/odour issues, however conditions can be provided to allow the application to proceed. Likewise if reusable cups/crockery cutlery and similar items are proposed then a dishwasher or double bowl cleaning sink will be required.

Recommendation

APPROVAL - subject to conditions

Recommended Environmental Health and Protection Conditions:

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

Kitchen Design, construction and fit out of food premises

The construction fit-out and finishes of the food premises must comply 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'. Prior to any Occupation Certificate (OC) being issued certification is to be provided by a suitably qualified person that the proposed fit-out complies with the above requirement.

Particularly noting the provision of a designated hand wash basin with warm water and cooking and reheating will be limited to a coffee machine, hot food cabinet, cake display, microwave and sandwich press to reduce heat and vapour/grease avoid the need for mechanical ventilation. Additionally the prevention of pests(flies) entering the premises, taking into consideration the proximity of the food preparation area to the service area.

Reason: To ensure that the kitchen complies with the design requirements and the Food Standards Code.

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 interim / final occupation certificate, certification is to be provided from a suitably qualified person) 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.

Details demonstrating compliance are to be submitted to the Principal Certifying Authority.

Reason: To ensure that the kitchen complies with the design requirements.