Environmental Health Referral Response - industrial use

Application Number:	DA2020/0498

Date:	28/05/2020
To:	Gareth David
Land to be developed (Address):	Lot 18 SP 23069 , 18 / 1 Moore Road FRESHWATER NSW 2096

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 applicant advises:
Proposed change of use of part of an existing licensed restaurant (10sqm area)
The proposal, the subject of this application involves the following:
• The proposal Artisan wines and boutique products will be sold individually within the dedicated licensed package liquor area;
• Minimal stock stored within the room. Additional stock will be stored at a secure storeroom in Northern Beaches - but usually stock will be ordered based on sales for cashflow reasons.
Application for minor internal fit out to use a part of the existing approved first floor licensed restaurant for the sale of packaged liquor
• Deliver alcohol alongside our other delivery food business - Marilynas Famous Pizza Freshwater and utilising RSA qualified drivers.
• Curate artisan beverage lists for events which we will supply and deliver to
• Monthly Wine Club filled with sustainable small batch wines which will be delivered using RSA qualified drivers
• The delivery of wine sold via online, phone or via delivery form through Happy Wagon.
Proposed hours of operation for the sale of liquor area
Hours of Operation
• Monday – Wednesday: 3pm - 10pm
• Thursday – Saturday: 1pm – 11pm
• Saturday: 11am - 11pm
• Sunday: 11am - 10pm

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:

DEVELOPMENT CONSENT OPERATIONAL CONDITIONS

Compliance with previous Consent conditions
The proposed development shall not impact on nuisance avoidance conditions such as hours of operation, noise, of previous Council Consents : DA83/537, Mod2015/0184, Mod2016/0091

Reason: To avoid potential nuisances to neighbouring residential occupants.