

Environmental Health Referral Response - commercial use

Application Number:	DA2021/1375
Date:	24/08/2021
To:	Catriona Shirley
Land to be developed (Address):	Lot 51 SP 50167 , 14 / 54 Wattle Road BROOKVALE NSW 2100 Lot 52 SP 50167 , 14 / 54 Wattle Road BROOKVALE NSW 2100 Lot 56 SP 50167 , 14 / 54 Wattle Road BROOKVALE NSW 2100 Lot 57 SP 50167 , 14 / 54 Wattle Road BROOKVALE NSW 2100 Lot 58 SP 50167 , 14 / 54 Wattle Road BROOKVALE NSW 2100 Lot 59 SP 50167 , 14 / 54 Wattle Road BROOKVALE NSW 2100

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, acupuncture, 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 referral deals with preparation and/ or sale of food on premises and suitability of premises including sanitary facilities.

NB. Noise and other requirements are dealt with the "industrial" referral to Environmental Health.

Sanitary Facilities:

The SEE advises that there will be an increase from 70 to 150 patrons but with respect to sanitary facilities only advises that there " will be directional signage from the external area to the toilets" , The Management Plan however states:

Toilet Facilities

Based on BCA 2.3 class 6 restaurants, cafes, bars, 70 patrons per toilet, at a ratio of about 1/50 male and 1 / 50 female there are 2 female pans, one male pan and two urinal toilets at the rear and one unisex toilet at the front of 7th Day. As such we believe 7th Day would be fully compliant with BCA

requirements for the proposed number of 200.

However (DA2018/0571 the original DA for the brewery)Plans show Ground floor : 1 U/Sex Toilet- no Urinals

Mezzanine : 4 U/Sex Toilets

The plan accompanying his current DA does not show the provision of additional toilets to comply with the BCA for 150 patrons plus staff.

Sanitary facilities can be provided in a range of combinations/sharing but generally speaking would require 3 Female toilets 1 Male and 2 urinals.

The provision of adequate sanitary facilities needs to be clarified by the applicant potentially with amended plans in view of increased patronage.

Food:

As a brewery, certain standards for the sale of beer(food) may not be adequate for the sale of potentially hazardous food. However, the applicant advises that food is to be sourced from adjacent food premises. It is assumed this will be takeaway style with no further handling or processing by the brewery staff.

Therefore there is an initial reliance on the adjoining premises to be open and to continue trading as food is to be available for liquor licensing requirements (no comment is made or implied with regard to any approval/legality of the neighbouring business and or operating hours etc).

Having said that; food could be brought in from other locations, or food vans provided there is compliance with the food standards, Councils policy etc , again it is assumed that this food would be in the form of takeaway packaged food which would eliminate the need for further handling of the food from within the brewery premises area.

This then means there for no additional food premises requirements required for the business proposal.

Clarification of Sanitary facilities it the only matter required - no other objections.

Recommendation

REFUSAL- pending compliance details with -adequacy of BCA sanitary facilities for 150 patrons plus staff.

The proposal is therefore unsupported.

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.