

Environmental Health Referral Response - industrial use

Application Number:	DA2020/0404
Date:	22/05/2020
To:	Alex Keller
Land to be developed (Address):	Lot 102 DP 868560 , 91 McIntosh Road NARRAWEENA NSW 2099

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 is for a food premises fit out at 91 McIntosh Road NARRAWEENA NSW 2099. The SEE states that the food premises will be a take away food and drink premises (pizza) and will be used for takeaway only.

The premises will be located within a shop top housing complex that is currently under construction. Shop top housing mixed with food premises can create a number of environmental health concerns including noise and odour issues for residents within the complex and surrounding the complex.

The SEE states the following with the mechanical exhaust:

"The application is the first use of the premises and relies on existing mechanical exhaust system to be installed in the premises as per the approval."

The DA approved for the shop top housing complex (DA2018/1800) contained conditions relating to noise from the mechanical ventilation system for the building and had an acoustic assessment prepared as part of the assessment.

However, it is not clear from the SEE if they will be installing their own mechanical ventilation system as per an approval or will be tapping into the mechanical ventilation system that has already been approved for the building.

Secondly, the applicant has not addressed if using the approved mechanical ventilation system for the building whether the resulting input from the premises will affect the overall acoustics of the mechanical ventilation system and any relating consent conditions.

In order to make an appropriate assessment Environmental Health will need to know if they are using the already approved mechanical ventilation system and if so whether the input from premises will affect the overall acoustics of the system and any relating consent conditions.

Recommendation

DA2020/0404

REFUSAL

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 Investigations Conditions:

Nil.