

Environmental Health Referral Response - commercial use

Application Number:	DA2020/0389
Date:	12/05/2020
To:	Tony Collier
Land to be developed (Address):	Lot 51 DP 703721 , 17 Anzac Avenue COLLAROY NSW 2097

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

Application to demolish existing structure and construct shop top housing. A mixed-use development adjacent a residential area, retail spaces to be used for food businesses operating 5:00 am to 11:00 pm 7 days per week. Noise and odour reviewed and commented on.

Carpark exhaust, lift motor, kitchen mechanical exhaust and residential air conditioning units must all be designed and located in a way that is the least likely to cause noise and/or air emission offences to neighbouring dwellings and dwellings within the development.

As there are no internal exhaust systems shown in the Plans, environmental health require detail of the mechanical ventilation and grease trap/s for the two cafés.

Noise of retail operations – Industrial Noise Policy (INP) defines day-time as 7 am to 6 pm, night-time as 10 pm to 7 am. We recommend that the food premises operate from 7 am to 11 pm to be more consistent with NSW INP recommendations and standard operating hours in the Northern Beaches area. If the applicant seeks to have approval for food business operating hours of 5 am to 7 am, an acoustic report must be provided to support the proposal.

Recommendation**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 Health and Protection Conditions:

Nil.