

Environmental Health Referral Response - commercial use

Application Number:	DA2021/1375
Date:	28/09/2021
To:	Catriona Shirley
Land to be developed (Address):	<p>Lot 51 SP 50167 , 14 / 54 Wattle Road BROOKVALE NSW 2100</p> <p>Lot 52 SP 50167 , 14 / 54 Wattle Road BROOKVALE NSW 2100</p> <p>Lot 56 SP 50167 , 14 / 54 Wattle Road BROOKVALE NSW 2100</p> <p>Lot 57 SP 50167 , 14 / 54 Wattle Road BROOKVALE NSW 2100</p> <p>Lot 58 SP 50167 , 14 / 54 Wattle Road BROOKVALE NSW 2100</p> <p>Lot 59 SP 50167 , 14 / 54 Wattle Road BROOKVALE NSW 2100</p>

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.

Clarification of Sanitary facilities it the only matter required -

Update 28/9/2021

Amended plans showing adequate sanitary facilities have been submitted - No objections

Food

The consent will by its nature allow food to be prepared/stored and sold on site. The applicant is proposing for the food to be sourced off site at this time (this arrangement may change).

Our recommendation is that any areas on the premises used for food-preparation/handling; food storage; delivery of food for sale must comply with Food Standards and Food Premises fit-out standards.

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 Health and Protection Conditions:

CONDITIONS WHICH MUST BE COMPLIED WITH PRIOR TO THE ISSUE OF THE OCCUPATION CERTIFICATE

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 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 Food Premise complies with the design requirements of AS 4674.