

Environmental Health Referral Response - commercial use

Application Number:	DA2019/1478
Date:	19/05/2020
To:	Tony Collier
Land to be developed (Address):	Lot 1 DP 1005148 , 1 Narrabeen Park Parade NORTH NARRABEEN NSW 2101

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

Environmental Health have been requested to provide comment on the development application. As part of this assessment the following matters were considered; the fit out of the food premise.

Food

The proposal does not look at amending the kitchen. A condition should be imposed to ensure the current kitchen meets requirements of AS4674-2004 and mechanical ventilation requirements under AS1668.2-2012. This is to protect surrounding residents for any additional noise or odours from the operation of the kitchen during the increased hours of operation.

The proposal fails to mention any trade waste requirements based on the increased patronage as such the applicant is to contact Sydney water to determine if a trade waste licence would be required prior to OC.

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 Health and Protection Conditions:

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

Registration of Food Business

The food business must be registered with the Appropriate Regulatory Authority, prior to Occupation Certificate being issued.

Reason: Food premises are required to be registered with the Appropriate Regulatory Authority.

Sydney Water Trade Waste Agreement

The applicant must contact Sydney Water to determine what trade waste provisions you are required to provide to your food premises. Should a grease trap be required by Sydney Water, it must be located in an area that is easily accessible for the removal of waste water and must not be installed in any kitchen, food preparation or food stage area. The design and location of the grease trap should also not impede on any commercial right of way or pedestrian access.

Reason: To ensure waste water generated as part of the kitchen activities is adequately treated when required and that access is not impeded by the design and installation of the grease trap.

Kitchen 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 person who is eligible as a 'Member' of Environmental Health Australia (EHA) that the design, construction and fit out of food premises kitchen 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 kitchen complies with the design requirements.

Mechanical ventilation

Where Mechanical ventilation is required to be installed in the food premises it must comply with Australian Standard (AS) 1668.2 "The use of ventilation and air-conditioning in buildings - Mechanical ventilation in buildings" Prior to any Occupation Certificate (OC) being issued, certification is to be provided by a suitably qualified person that the mechanical ventilation complies with the above requirements.

Reason: To ensure that the installed mechanical ventilation complies with the requirements of the Australian Standard 1668.2.

ON-GOING CONDITIONS THAT MUST BE COMPLIED WITH AT ALL TIMES

Restaurant trading hours

Restaurant trading hours including any take away meals service shall be confined to:

- Monday – Saturday: 6.30am – 12.00 midnight
- Sunday: 6.30am – 10.00pm
- New Year's Eve – until 2.00am.

All staff and customers are to vacate the restaurant premises by 12 midnight.

Reason: To preserve the amenity of surrounding residents.
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