

Environmental Health Referral Response - commercial use

Application Number:	DA2025/0042
Proposed Development:	Demolition works and construction of a mixed use development including light industry, a vehicle body repair workshop, a take away food and drink premises and business identification signage
Date:	19/02/2025
To:	
Land to be developed (Address):	Part Lot 1 DP 1278077 , 39 Carter Road BROOKVALE NSW 2100 Part Lot 1 DP 1278077 , 37 Carter Road BROOKVALE NSW 2100 Lot 15 DP 5767 , 35 Carter 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, 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

The statement of Environmental Effects notes that part of the proposed development is "A small 22.98m² takeaway food and drink premises is proposed along the Carter Road frontage"

The Statement of Environmental Effects does not contain any further information that indicates the specific nature of the food premises (ie coffee, small refrigerated items? cooking? If so to what intensity? Is mechanical ventilation required? etc)

Additionally the plans supplied with the proposal do not give any similar indication, nor do they demonstrate compliance with the relevant Australian Standard in relation to the fit out of food premises.

Until further information is made available, Environmental Health does not 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.