



## Environmental Health Referral Response - commercial use

<b>Application Number:</b>	DA2020/0543
<b>Date:</b>	03/06/2020
<b>To:</b>	Phil Lane
<b>Land to be developed (Address):</b>	Lot 1 DP 571975 , 50 Lawrence Street FRESHWATER NSW 2096

### 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

Details of the proposed development, as supplied by the applicant:

The application proposes the demolition of the existing site structures and the construction of a shop top housing development comprising 2 x ground level commercial (retail and business) tenancies with 11 residential apartments above comprising a mix of studio, 1, 2 and 3 bedroom apartments.

Car parking for 19 vehicles is provided over 2 levels with access provided from both the Dowling and Oliver Street frontages

This referral is for food premises only as it is most likely the commercial units will be used for that purpose.

The type of food premises is yet to be determined and any impacts will need to be review at a future DA stage.

Preliminary acoustic assessment by Koikas Acoustics Pty Ltd does not raise any significant concerns that cannot be resolved at construction stage..

#### 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

### **Food premises if proposed**

The final use of the commercial tenancies for Food Premises shall not be approved until such times as a Development Application is lodged with Council.

The application shall make reference to, but not be limited to :

- Noise implications (plant ,equipment, motors exhaust , customer noise, internal building vibration, hours of operation )
- Any fumes/smoke/odour
- Compliance with :

Australian Standard 4764-2004 (Design, Construction and Fit-out of a Food Premises),  
Food Safety Standard 3.2.2 (Food Safety Practices and General Requirements), and  
Food Safety Standard 3.2.3 (Food Premises and Equipment).

Reason: To ensure any food premises will comply with Legislation and Standards.