

Environmental Health Referral Response - commercial use

Application Number:	DA2022/1526
Date:	04/10/2022
To:	Claire Ryan
Land to be developed (Address):	Lot 2 DP 877793 , 25 The Corso MANLY NSW 2095 Lot CP SP 12989 , 19 - 23 The Corso MANLY NSW 2095 Lot 1 DP 877793 , 27 The Corso MANLY NSW 2095

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

Proposed alterations and additions to the existing premises, known as the Ivanhoe Hotel, located at 19-23, 25 and 27-29 The Corso, Manly. These applications relate to the premises which currently operate under DA 2019/0574 and DA 2008/196. The consents approved the following on the site:

Change of use to additions to the Ivanhoe Hotel and extend to adjoining premises, including new façade, coffee shop, poker machine area, bottle shop and TAB. (DA 2008/196)

No. 31 The Corso does not form part of these applications.

- o Demolition of existing improvements within 23, 25 and 27 The Corso including removal of the ground floor kitchen of 25 The Corso
 - o Relocation of the bottle shop from within No. 25 The Corso, to the south-western side of the site, at No. 23, facing The Corso and thus improving street activation
 - o Positioning of a new Sports Bar in 25 The Corso
 - o Reconfiguration to the approved layout of the gaming area to the rear of the bottle shop at No. 23 The Corso and part of the internal area contained within No. 25 The Corso
 - o Removal of the approved voids contained within No. 23 The Corso
 - o Creation of new voids within No 25 The Corso
 - o Modified internal seating area on the eastern side of the internal gaming area within No. 25 The Corso
 - o Change of the ancillary use of Level 1 of 23 The Corso from storage to ancillary office area, consistent with the approved use as a pub
 - o Reconfiguration of approved improvements to Level 1 of 23 The Corso
 - o Reconfiguration of existing layout to Level 1, 25 The Corso
 - o Miscellaneous structural works
 - o Additional signage to The Corso and Market Lane
 - o Alterations to building access and services, including stairs and floor finishes
- The proposed works also seek to alter the approved facades as follows:

- o Alterations to the approved front façade, facing The Corso, across No. 23, with two additional glazed openings to match the existing treatment to improve the active frontage facing the street
 - o Alterations to the approved rear façade of No. 23 The Corso, facing Market Lane, with new metal louvre panels and an entry door, along with a new fire escape door
 - o Replacement of the façade at the ground floor with Annetta windows at No 25 and 27.
- No changes are proposed to the Operational Conditions of the development consent.
Environmental Health supports the proposal 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 TO BE SATISFIED PRIOR TO THE ISSUE OF THE CONSTRUCTION CERTIFICATE

Plans of Kitchen Design, construction and fit out

Prior to any Construction Certificate (CC) being issued, detailed plans that demonstrate compliance with Standard 3.2.3 of the Australian and New Zealand Food Standards Code, the Food Act 2003 and Australian Standard AS 4674 'Design, construction and fit out of food premises', must be submitted to and approved by the Principle certifier. These plans are to be prepared by a suitably qualified person.

The plans must detail adequate provision for storage including separate storage of food, equipment, chemicals and personal belongings.

Reason: To ensure that the food premises complies with the design construction and fit-out requirements.

Mechanical ventilation Plans

Where Mechanical ventilation is required to be installed in the food premises ,prior to any Construction Certificate (CC) being issued, detailed plans must be submitted to and approved by the Principle certifier that demonstrate compliance with the following:

- Australian Standard (AS) 1668.2 "The use of ventilation and air-conditioning in buildings - Mechanical ventilation in buildings"; and
- Any external exhaust discharge must be above the roofline and discharged in a manner that is not likely to cause an amenity impact.

These plans are to be prepared by a suitably qualified person.

Reason: To ensure that the installed mechanical ventilation complies with the requirements of the Australian Standard 1668.2 and to prevent amenity impacts.

CONDITIONS TO BE COMPLIED WITH DURING DEMOLITION AND BUILDING WORK

Food hygiene and safety during construction activity

Where the food business is to continue operating in any form during work being carried out, controls and a food safety plan are to be implemented to ensure food safety is not compromised during this time including contamination by dust/debris.

Reason: To maintain food standards as appropriate during works

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

Kitchen Design, construction and fit out of food premises certification

Prior to the issuing of any occupation certificate, certification is to be provided to the Principal Certifier by a suitably qualified person demonstrating 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.

Reason: To ensure that the kitchen complies with Australian Standard design requirements.

Mechanical Ventilation certification

Where Mechanical ventilation is required to be installed in the food premises it must comply with the following:

- Australian Standard (AS) 1668.2 “The use of ventilation and air-conditioning in buildings - Mechanical ventilation in buildings”; and
- Any external exhaust discharge must be above the roofline and discharged in a manner that is not likely to cause an amenity impact.

Certification is to be provided to the Principal Certifier prepared by a suitably qualified person to demonstrate 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 and to prevent amenity impacts.