

Environmental Health Referral Response - commercial use

Application Number:	DA2023/0951
Proposed Development:	Alterations and additions to the Royal Motor Club Broken Bay
Date:	14/09/2023
To:	Adam Croft
Land to be developed (Address):	Lot 5 DP 4689 , 46 Prince Alfred Parade NEWPORT NSW 2106 Lot 6 DP 110670 , 46 Prince Alfred Parade NEWPORT NSW 2106 Lot 262 DP 752046 , 46 Prince Alfred Parade NEWPORT NSW 2106 Lot 329 DP 824292 , 46 Prince Alfred Parade NEWPORT NSW 2106

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

This application is seeking consent for alterations and additions to the Royal Motor Yacht Club at 46 Prince Alfred Parade, Newport. In relation to food safety the following is proposed:

Ground Floor (RL 2.5m)

- Casual dining area – approximately 12 tables
- Café and deli

First Floor (RL 5.83m)

- Dining area – approximately 20 tables
- Outdoor terrace – approximately 4 tables
- Lounge area – approximately 14 tables
- Bar
- Kitchen
- Refurbishment of existing amenities

Second Floor (RL 10.440m)

- Outdoor roof terrace – approximately 3 tables

The proposal involves the construction of a new two storey extension located to the west and north-west of the existing club building. The works will enclose the existing swimming pool on its southern and western sides.

It is proposed to relocate the existing café located on the ground floor into the new extension. The area currently occupied by the café and dining area will become a health centre.

The existing first floor of the club will be unchanged except for the refurbishment of the amenities adjacent to the club's lounge. A new accessible connection will be provided to the new restaurant/dining area that will be an area of approximately 201m² and seating area for approximately 60 patrons. A small outdoor seating area (43m², with capacity for 4 tables) will be provided at the northern end of the building.

Environmental Health recommends 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 TO BE SATISFIED PRIOR TO THE ISSUE OF THE CONSTRUCTION CERTIFICATE

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 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.

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

Deliveries and waste service collections

Deliveries and waste service collections shall not occur after 10pm and before 6am on any day.

Reason: Reason: To minimise the impacts of noise on neighbouring premises.