

Environmental Health Referral Response - industrial use

Application Number:	DA2020/0816
Date:	27/07/2020
To:	Tony Collier
Land to be developed (Address):	Lot 2 DP 748426 , 33 Bassett Street MONA VALE NSW 2103

Reasons for referral

This application seeks consent for large/and or industrial development.

And as such, Council's Environmental Investigations officers are required to consider the likely impacts.

Officer comments

General Comments

A proportion of the development includes a commercial kitchen. As detailed plans have not been submitted for the fit out of the food premise a condition has been imposed requiring a final inspection and certification of works of the food premise to ensure it complies with Australian Standards. A further condition has been imposed requiring registration of the food business with the appropriate regulatory authority.

The development includes a salon. As detailed plans have not been submitted for the fit out of the salon a condition has been imposed requiring a final inspection and certification of works of the salon to ensure it complies with schedule 2 of the local government (general) regulations.

Based on the existing use of the site and the proposed use a noise assessment has not been undertaken. This is despite the intensification of the use of the land. Noise sources may include plant items within the facility. Nursing homes are generally a quiet use and an acoustic report may not be required. Should Environmental Health receive complaints surrounding noise in the future, investigations will be carried out through the compliance and enforcement policy and protection of the environment operations Act.

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 Investigations Conditions:

DEVELOPMENT CONSENT OPERATIONAL CONDITIONS

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. (DACHPBOC6)

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 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. (DACHPFPOC3)

Mechanical Ventilation certification

Prior to the issuing of any interim / final occupation certificate, certification is to be provided from the installer of the mechanical ventilation system that the design, construction and installation of the mechanical ventilation system is compliant with the requirements of AS1668 The use of mechanical ventilation.

Details demonstrating compliance are to be submitted to the Principal Certifying Authority.

Reason: To ensure that the mechanical ventilation system complies with the design requirements. (DACHPFPOC4)

Beauty salon design, construction and fit out of food premise 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 the beauty Salon is compliant with the requirements of the Local Government (general) regulation 2005 Schedule 2 part 3 Standards for beauty salons.

Details demonstrating compliance are to be submitted to the Principal Certifying Authority.

Reason: To ensure that the beauty salon complies with the design requirements.