

Environmental Health Referral Response - commercial use

Application Number:	DA2025/0331
Proposed Development:	Alterations and additions and use as a take away food and drink premises including signage
Date:	11/06/2025
To:	Lachlan Rose
Land to be developed (Address):	Lot 3 DP 39426 , 106 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, 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 proposal seeks consent for the refitting of a retail food premises and signage.

The plans provide with the proposal do not show adequate detail to ensure compliance with Australian Standard 4674.

There are notations on the plans such as *"Please ensure a hand wash basin is provided in the FoH area to comply with AS4674."* and also a reference to a wooden wall finishing material as being non-complaint with the same standard.

Despite these notations, the plans supplied still reflect these non-compliances.

Until such time as adequate plans (which address all requirements of AS4674) are provided that reflect compliance, the proposal is not supported

Updated Comments - 11/06/2025

The applicant has provided amended plans which address previous concerns relating to identified non-compliances.

Accordingly, Environmental Health supports the proposal and recommends a number of conditions of consent.

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 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.

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 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.