

## Environmental Health Referral Response - commercial use

|                                        |                                                                                                                                                                     |
|----------------------------------------|---------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| <b>Application Number:</b>             | Mod2024/0491                                                                                                                                                        |
| <b>Proposed Development:</b>           | Modification of consent DA2023/1068 granted for demolition and construction of mixed use development including self-storage and a take-away food and drink premises |
| <b>Date:</b>                           | 11/09/2024                                                                                                                                                          |
| <b>To:</b>                             |                                                                                                                                                                     |
| <b>Land to be developed (Address):</b> | Lot 3 DP 617781 , 69 Bassett Street MONA VALE NSW 2103                                                                                                              |

### 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 proposed modification involves the following:

Ground Floor:

- New emergency exit door adjacent to lift to comply with BCA fire safety requirements
- New structural column north of café as required by structural engineer

First Floor:

- Common circulation space:
  - o Removal of internal void to comply with BCA fire safety requirements
  - o Size decrease of south-east window
- Unit 2:
  - o Size increase of south-east window for more natural light and amenity
  - o Removal of internal glazing
- Unit 3:
  - o Size decrease of south-east window
  - o Relocation of roller door

Second Floor:

- Common circulation space:
  - o Removal of internal void to comply with BCA fire safety requirements
  - o Ambulant toilet in lieu of void area to comply with BCA accessibility requirements
  - o Size decrease of south-east window
  - o Removal of 'carspace' note adjacent to terrace as required by DA Condition
- Unit 4:
  - o Removal of WC
- Owner's Lounge:
  - o Size decrease of north glazed door to comply with BCA fire safety requirements

Roof:

- Metal roof to replace concrete roof
- Increased height to parapets to accommodate a pitched roof and provide sufficient height in each floor for required car stackers
- Decreased height to stairwell roof to provide significant reduction in bulk and scale when viewed from street level

External Finish:

- Metal cladding to replace render finish for Unit 2, 3 & 4 and Terrace.

The proposal also seeks to modify or remove consent conditions as follows:

No.1 – Site Contamination Assessment

A Contamination Report by 5QS Consulting Group has been undertaken to characterize the site contamination condition. It is satisfied that the land is suitable in its current state for which the development is proposed to be carried out. The report concludes that the site is suitable for the proposed light industrial development.

The modification seeks the removal of Condition 1 – Site Contamination Assessment, as the required testing has now been done confirming no contamination, the report is part of this submission.

No.2 – Acid Sulfate Soils Assessment

A soil sampling and analysis was undertaken by 5QS Consulting Group to investigate the presence of acid sulfate soils. It is concluded that an Acid Sulfate Soils Management Plan is not required.

The modification seeks the removal of Condition 2 – Acid Sulfate Soils Assessment, as the required testing has now been done, the report is part of this submission.

No.12 – Amended Landscape Plan

A detailed landscape plan, prepared by Sturt & Noble Associates, is submitted as a modification the approved landscape plan prepared by MHDP Architects. The revised plans have proposed new landscape and retained/replaced existing as advised in the condition.

The modification seeks a revised assessment to Condition 12 – Amended Landscape Plan, as the Council's issues are addressed in the revised landscape plan as part of this submission.

No.25 – Vehicle Access & Parking

The revised second floor plan has removed the parking spaces adjacent to the service riser as required by this Condition. The Condition is no longer necessary.

No.78 – Staff and Patronage

The modification seeks the removal of Condition 78 – Staff and Patronage.

This is a low use, low turnover building with no permanent staff and only four Owners whose primary use is storing valuable vehicles which are rarely used. There is no reason to have a numerical control on staff and patronage for this type of building.

In relation to the establishment of food premises as part of the development, the proposal contains a minor structural amendment to the cafe and as such, does not require any further conditions to be recommended by Environmental Health.

### **Recommendation**

APPROVAL - no 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:**

Nil.