

## Environmental Health Referral Response - industrial use

<b>Application Number:</b>	DA2024/0728
<b>Proposed Development:</b>	Use of Premises as a light industry for coffee roasting and production, and office space
<b>Date:</b>	12/07/2024
<b>To:</b>	Thomas Burns
<b>Land to be developed (Address):</b>	Lot 1 DP 1282038 , 4 - 8 Inman Road CROMER NSW 2099

### 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

This application is seeking consent for the operation of a coffee roasting business in Warehouses 5 and 6 at 4-8 Inman Road, Cromer.

An odour and air quality assessment were undertaken as well as an acoustic report to determine likely odour and noise issues associated with the coffee roasting business.

The Odour assessment has determined' *The results presented in Section 7 indicate that the afterburners would appropriately control emissions generated from coffee roasting activities to not result in adverse odour impacts experienced at land uses surrounding the Proposal site'*

The acoustic report has provided noise management recommendations but ultimately determines that operational noise is *predicted to comply with relevant acoustic criteria*.

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 Investigations Conditions:

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

#### Acoustic Recommendations

Prior to the issuing of an Occupation Certificate, documentation is to be submitted to the satisfaction of the Principal Certifier that design recommendations within the acoustic report prepared by Acoustic Dynamics dated 27 May 2024 have been implemented / incorporated into the design of the premises.

Reason: To prevent noise nuisance by using mitigation measures in design.

**Afterburners Installation**

Prior to the issuing of an Occupation Certificate, certification is to be provided to the Principal Certifying Authority demonstrating the afterburners have been installed as per the Air Quality and Odour Assessment prepared by Northstar dated 29 May 2024 reference 24.1101.FR1V1.

Reason: To ensure odour and air quality are managed.