

Environmental Health Referral Response - industrial use

Application Number:	Mod2022/0568
Proposed Development:	Modification of Development Consent DA2020/0182 granted for Use of premises as an artisan food and drink premises and construction of signage
Date:	08/03/2023
To:	Julie Edwards
Land to be developed (Address):	Lot 6 DP 30579 , 45 Mitchell Road BROOKVALE NSW 2100

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 for the modification of an existing Development Application (DA2020/0182). The premises has run as an artisan food and drinks premises since the final occupation certificate was granted with the same operators "Dad and Dave's Brewing". The proposal is for a minor extension of the hours of operation as noted in the proposal and also an increase to patron numbers by 40 patrons, with a total maximum patron capacity of 140 for the entire site.

Artisan food and drink premises have the potential to create noise impacts on surrounding premises. This premises is proposed to be in an industrial area where the nearest residential receiver is over 200m away. As such, impacts on residential receivers is likely to be low.

The applicant has provided an acoustic report which provides recommendations to limit the impact of noise and vibration effects on surround commercial premises.

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 TO BE SATISFIED PRIOR TO THE ISSUE OF THE CONSTRUCTION CERTIFICATE

Acoustic Report Recommendations

Prior to the issuing of any Construction Certificate, documentation is to be submitted to the satisfaction of the Principal Certifying Authority that recommendations within the acoustic report by Acoustic Dynamics dated 23 June 2023 (4780R002.NW.220602) have been implemented/incorporated into the design of the premises.

Reason: To protect acoustic amenity of surrounding premises.

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

Acoustic Report Certification

Prior to any occupation certificate being issued, a further acoustic assessment is to be undertaken by a qualified and experienced person(s) to confirm compliance with recommendations within the Acoustic Report by Acoustic Dynamics dated 23 June 2023 (4780R002.NW.220602).

Any recommendations made by the consultant must be implemented prior to issuing the Occupation Certificate in order to achieve compliance with noted conditions of this consent.

The updated acoustic assessment is to be submitted to the satisfaction of the Principal Certifying Authority.

Reason: To protect acoustic amenity and surrounding premises.