

## Environmental Health Referral Response - industrial use

<b>Application Number:</b>	DA2025/0014
<b>Proposed Development:</b>	Use of Premises as an artisan food and drink industry including fit-out and mechanical ventilation
<b>Date:</b>	20/01/2025
<b>To:</b>	Simon Ferguson Tuor
<b>Land to be developed (Address):</b>	Lot 2 SP 66542 , 2 / 11 Ada Avenue 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

The proposal is supported by a Operational Plan of Management that seeks to mitigate any potential safety concerns for staff and patrons by way of operation/behavioral management. The Plan also seeks to manage any potential amenity impacts by way of patron and complaints management. Also accompanying the proposal is an acoustic report. The report has provided recommendations for noise mitigation measures to be undertaken as part of the design and installation of mechanical plant and equipment which seeks to comply with noise emissions requirements.

### 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

### Acoustic Review

Within 30 days from the operations commencing under the terms of this consent, an acoustic review of the findings and recommendations of acoustic report titled Mechanical Noise Emission Assessment by Acoustic Dynamics reference number 6536R001.WS.241008 dated 11 October 2024 and any additional requirements at OC acoustic review stage; shall be carried out on site (during a busy period of trading) and any necessary action to obtain acoustic compliance, shall be completed within a further 30 days of the assessment. The report associated with the compliance testing is to be furnished to Council for its records.

Reason: To ensure acoustic compliance in an operational situation.

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

### **Acoustic Design Recommendations**

Prior to the issuing of any Construction Certificate, documentation is to be submitted to the satisfaction of the Principal Certifier that design recommendations within the acoustic report titled Mechanical Noise Emission Assessment by Acoustic Dynamics reference number 6536R001.WS.241008 dated 11 October 2024 have been implemented / incorporated into the design of the premises.

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

## **ON-GOING CONDITIONS THAT MUST BE COMPLIED WITH AT ALL TIMES**

### **Acoustic Requirements - On-going**

Compliance with the recommendations within the Acoustic Assessment titled Mechanical Noise Emission Assessment by Acoustic Dynamics reference number 6536R001.WS.241008 dated 11 October 2024 and any additional requirements at OC review stage.

Reason: To prevent a noise nuisance to any neighbouring residential receiver.

### **Operational Plan of Management**

The requirements of the Operational Plan of Management are to be complied with for the life of the development

Reason: To preserve the security and safety of the premises and the surrounding neighbourhood amenity