

## Environmental Health Referral Response - industrial use

<b>Application Number:</b>	DA2021/1620
<b>Date:</b>	08/10/2021
<b>To:</b>	Adam Croft
<b>Land to be developed (Address):</b>	Lot 13 DP 7022 , 31 Moore Road FRESHWATER NSW 2096 Lot 1 DP 7022 , 29 Moore Road FRESHWATER NSW 2096 Lot 2 DP 7022 , 29 Moore Road FRESHWATER NSW 2096 Lot 3 DP 7022 , 29 Moore Road FRESHWATER NSW 2096 Lot 4 DP 7022 , 29 Moore Road FRESHWATER NSW 2096 Lot 5 DP 7022 , 29 Moore Road FRESHWATER NSW 2096

### 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 to increase capacity, operation and function of an existing hotel is supported. The acoustic report provides appropriate measures to use as conditions and prevent noise nuisance.

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 design incorporated into plans

All design components detailed in Section 4, and actions listed in Section 5.2 of the acoustic report prepared by AKA Acoustics and AKA Music Pty. Ltd. dated 27 July 2021 (Reference R-054HBH210717.4) respectively, must be, implemented into the plans, and conducted prior to issuing the Construction Certificate in order to achieve compliance with noted conditions of this consent.

Details demonstrating these actions and design are to be submitted to the satisfaction of the Principal Certifying Authority.

Reason: To prevent noise nuisance for the surrounding area.

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

### **Acoustic Assessment**

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 Section 4, and Section 5.2 of the acoustic report prepared by AKA Acoustics and AKA Music Pty. Ltd. dated 27 July 2021 (Reference R-054HBH210717.4).

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 PCA for certification.

Reason: To protect the acoustic amenity of neighbouring properties (DACHPFPOC6)

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

### **Compliance with the Plan of Management**

The requirements of the Plan of Management must be followed in perpetuity.

Reason: To ensure operations of the premises are maintained in an appropriate manner in perpetuity. (DACHPGOG5)

### **Audibility of Amplified Music**

Noise caused by the operation of amplified music must not be audible beyond the boundary of any residence between the hours of 10 pm to 8 am on any day.

Reason: to prevent noise nuisance to surrounding residents. (DACHPGOG5)