

Environmental Health Referral Response - industrial use

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| Application Number: | DA2024/1222 |
| Proposed Development: | Alterations and additions and use of premises as a food and drinks premises and business identification signage |
| Date: | 26/09/2024 |
| To: | Simon Ferguson Tuor |
| Land to be developed (Address): | Lot 103 DP 1247294 , 145 Old Pittwater 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

The statement of environmental effects outlines the proposed development as:

Fit out and use of the existing commercial tenancy as a food and drink premises,

42 seats in total (30 internal seats and 12 external seats),

The restaurant is to be part of the El Jannah franchise,

Business identification signage as shown on the architectural drawings and including illumination and graphics for El Jannah, and

Alterations and additions to the tenancy as shown on the architectural drawings including new roller shutter, new doors, lighting and shop front decals.

Accompanying the proposal are acoustic and odour assessment reports which appear to adequately address any potential concerns in relation to noise/odour from the development and its associated equipment.

The proposal is supported with the recommendation of appropriate conditions of consent

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:

**CONDITIONS TO BE SATISFIED PRIOR TO THE ISSUE OF THE CONSTRUCTION
CERTIFICATE**

Mechanical Ventilation - Acoustic Assessment

Prior to the issuing of a construction certificate, once detailed mechanical ventilation design schedule has been finalised, an acoustic assessment is to be undertaken to ensure that noise goals established in Table 4-2 of acoustic report ID:12881 R01v1, dated 20 August 2024 by PKA Acoustic Consulting are achieved.

Reason: To mitigate potential noise impacts

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

Acoustic Design Recommendations

Prior to the issuing of any Occupation Certificate, documentation is to be submitted to the satisfaction of the Principal Certifier that design recommendations within the acoustic report acoustic report ID:12881 R01v1, dated 20 August 2024 by PKA Acoustic Consulting have been implemented

Reason: To prevent noise nuisance