

Environmental Health Referral Response - industrial use

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| Application Number: | DA2024/0827 |
| Proposed Development: | Alterations and additions to an existing commercial premises |
| Date: | 02/07/2024 |
| To: | Reeve Cocks |
| Land to be developed (Address): | Lot 1 DP 608972 , 58 North Steyne MANLY NSW 2095 |

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 proposed development includes the following scope of works:

- Demolition of a charcoal grill and associated exhaust and ductwork;
- Installation of a pizza oven (in the location of the old charcoal grill) and associated mechanical services;
- Installation of a new charcoal grill and associated mechanical services located within the main kitchen area; and
- Installation of a wet scrubber above the new charcoal grill and pizza oven, and connection into mechanical services. The wet scrubber uses water spray and mist in the kitchen exhaust ductwork to ensure that live embers do not enter the ducting. The embers are extinguished by the water spray and mist in the wet scrubber preventing the risk of starting a fire.

The premises has been an existing food premises (restaurant and bar) for some time - The proposed use is inherently the same with the above changes which will upgrade cooking equipment and services in the existing kitchens.

Accompanying the proposal is documentation from an acoustic consultant outlining recommended acoustic treatments to selected plant and equipment to minimise noise impacts.

The proposal is considered appropriate with appropriate conditions of consent recommended.

Recommendation

SUPPORTED - 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 Treatment Recommendations

Prior to the issuing of any Occupation Certificate, documentation is to be submitted to the satisfaction of the Principal Certifier that recommended treatments within section 5 of the acoustic report entitled Cibaria Restaurant Mechanical Noise Assessment Report number 240355 dated 18 June 2024 have been implemented.

Reason: To prevent noise nuisance.

Mechanical Ventilation certification

Prior to the issuing of an Occupation Certificate, certification is to be provided from the installer of the mechanical ventilation system that the design, construction and installation of the mechanical ventilation system is compliant with the requirements of AS1668 The use of mechanical ventilation.

Details demonstrating compliance are to be submitted to the Principal Certifier.

Reason: To ensure that the mechanical ventilation system complies with the design requirements.

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

Noise From Plant and Equipment

Noise from combined operation of all mechanical plant and equipment must not generate noise levels that exceed the ambient background noise level by more than 5dB(A) when measured in accordance with the NSW Industrial Noise Policy within a habitable room of another property.

Reason: To ensure noise from plant and equipment does not affect the amenity of another property.

Smoke and Odour Management

Should any complaint be received in relation to smoke and odour nuisances, action is to be taken by the person or company that has benefit of the consent to review any potential nuisance, undertake assessment and implement measures necessary to prevent the occurrence of the nuisance

Reason: To protect public health and amenity