

Environmental Health Referral Response - industrial use

Application Number:	DA2021/2257
Date:	13/01/2022
To:	Maxwell Duncan
Land to be developed (Address):	Lot 100 DP 1069144 , 75 The Corso MANLY NSW 2095 Lot 101 DP 1069144 , 75 The Corso MANLY NSW 2095 Lot 102 DP 1069144 , 75 The Corso MANLY NSW 2095 Lot 1 DP 1034722 , 42 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

Redevelopment of the existing building requires some attention to ensuring noise impacts are controlled according to current regulations, guidelines and industry standards.

The main concerns are:

- Noise impacts of the Steyne Hotel on the residential aspect of the development
- Noise impacts of the retail and restaurant area within the development
- Noise impacts of mechanical plant, including roof-mounted air conditioning units

Relevant regulations/guidelines:

- Protection of Environment Operations Act 1997
- Noise Policy for Industry 2017

Section 6 of the acoustic report provides appropriate control measures to be used as conditions for compliance with relevant noise criteria.

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 Principal Certifying Authority that Section 6 "Recommendations" within the acoustic assessment by Renzo Tonin & Associates -dated 28 October 2021 (Reference TL912-02F02 Acoustic Report for DA (r2))- have been implemented/incorporated into the design of the premises.

Reason: To maintain acoustic amenity of building occupants and protect surrounding residents from any noise generated by the operation of the development.

Plans of Kitchen Design, construction and fit out

Prior to any Construction Certificate (CC) being issued, detailed plans that demonstrate compliance with Standard 3.2.3 of the Australian and New Zealand Food Standards Code, the Food Act 2003, and Australian Standard AS 4674 'Design, construction and fit out of food premises', must be submitted to and approved by the Certifying Authority. These plans are to be prepared by a suitably qualified person.

The plans must detail adequate provision for storage including separate storage of food, equipment, chemicals and personal belongings.

Reason: To ensure that the food premises complies with the design construction and fit-out requirements. (DACHPCPC6)

Mechanical Ventilation Plans

Where Mechanical ventilation is required to be installed in the food premises, detailed plans that demonstrate compliance with Australian Standard (AS) 1668.2 "The use of ventilation and air-conditioning in buildings - Mechanical ventilation in buildings" must be submitted to and approved by the Certifying Authority. Any external exhaust discharge must also be above the roofline and discharged in a manner that is not likely to cause an amenity impact. These plans are to be prepared by a suitably qualified person.

Reason: To ensure that the proposed mechanical ventilation complies with the requirements of the Australian Standard 1668.2. (DACHPCPC6)

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

Kitchen Design, Construction and Fit-out of Food Premises Certification

Prior to the issuing of any interim / final occupation certificate, certification is to be provided to the

Principal Certifying Authority by a suitably qualified person demonstrating that the design, construction and fit out of food premises kitchen is compliant with the requirements of AS 4674 Design, construction and fit out of food premises.

Reason: To ensure that the kitchen complies with Australian Standard design requirements. (DACHPFPOC3)

Mechanical Ventilation Certification

Where Mechanical ventilation is required to be installed in the food premises, it must comply with Australian Standard (AS) 1668.2 "The use of ventilation and air-conditioning in buildings - Mechanical ventilation in buildings" prior to any Occupation Certificate (OC) being issued.

Certification is to be provided to the Principal Certifying Authority by a suitably qualified person that the mechanical ventilation complies with the above requirements.

Reason: To ensure that the installed mechanical ventilation complies with the requirements of the Australian Standard 1668.2. (DACHPFPOC4)

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) and submitted to the Principal Certifying Authority to confirm compliance with Section 6 "Recommendations" within the acoustic assessment by Renzo Tonin & Associates -dated 28 October 2021 (Reference TL912-02F02 Acoustic Report for DA (r2)).

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.

Reason: To protect the acoustic amenity of neighbouring properties.