

## Environmental Health Referral Response - industrial use

<b>Application Number:</b>	DA2024/0967
<b>Proposed Development:</b>	Alterations and additions to an existing restaurant and cafe
<b>Date:</b>	22/10/2024
<b>To:</b>	Anaiis Sarkissian
<b>Land to be developed (Address):</b>	Lot 142 DP 752046 , 1858 Pittwater Road CHURCH POINT NSW 2105 Lot LIC 502589 , 1858 Pittwater Road CHURCH POINT NSW 2105 Lot 1 DP 1148738 , 1858 Pittwater Road CHURCH POINT NSW 2105 Lot 3 DP 1148738 , 1858 Pittwater Road CHURCH POINT NSW 2105

### 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

***Supported, subject to Conditions***

### General Comments

The works appear to be replacement of the existing roof membrane metal deck roofing panels over insulation over the existing supporting members in the installation of a sound lock at the south-eastern end of the structure to comply with recommendations contained within the Acoustical Assessment, dated 19 April 2023, prepared by The Acoustic Group. A new parapet is introduced to conceal the ends of the roof with all roof water connected to the existing storm water drainage system.

This site has been subject to customer requests regarding offensive noise and Council is aware of a L&G Section 81 Decision.

Note: No consent is granted for any trafficable areas on any roof top areas.

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 Acoustical Assessment, dated 19 April 2023, prepared by The Acoustic Group and Liquor and Gaming Section 81 Decision Doc23/126353 and any additional requirements at OC acoustic review stage; shall be carried out on site (during a busy period of trading) and additionally 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 Acoustical Assessment, dated 19 April 2023, prepared by The Acoustic Group and Liquor and Gaming Section 81 Decision Doc23/126353 have been implemented / incorporated into the design of the premises.

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