

Environmental Health Referral Response - industrial use

Application Number:	Mod2023/0684
Proposed Development:	Modification of Development Consent DA2021/0669 granted for Demolition works and construction of a new restaurant, carparking and associated uses, including a Voluntary Planning Agreement
Date:	23/01/2024
To:	Adam Croft
Land to be developed (Address):	Lot 7005 DP 1117451 , 1193 Barrenjoey Road PALM BEACH NSW 2108 Lot 7002 DP 1117592 , 1193 Barrenjoey Road PALM BEACH NSW 2108 Lot 298 DP 721522 , 1191 Barrenjoey Road PALM BEACH NSW 2108

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

This application is seeking consent for modification of operating hours prescribed by DA2021/0669. The applicant is seeking to extend the operating hours from 7:00am to 11:00pm Monday to Sunday.

The approval operational hours through DA2021/0669 are:
The hours of operation outside of daylight saving are to be restricted to: Monday to Saturday – 7.00am to 4.00pm Sunday and Public Holidays – 7.00am to 4.00pm The hours of operation during daylight saving are to be restricted to: Monday to Thursday – 7.00am to 4.00pm Friday and Saturday – 7.00am to 10.00pm Sunday – 7.00am to 4.00pm

The nearest residential receiver is over 500m to the south of the property. The Boat House has been approved to cater for 152 patrons during a function. Noise control recommendations have been provided within the acoustic report which will be applied in conditions.

Environmental Health recommends 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

External Speakers

External speakers located in the outdoor covered deck area are to be orientated to project sounds towards the west-south-west or west-north-west (towards the Pittwater)

Reason: To ensure acoustic compliance in an operational situation.

Noise Limiter

The sound system is to be fitted with a noise limiter so that the maximum output is limited to an L10 noise level 95dBA at 1 metre. A suitable person proficient in acoustics is to ensure the noise limiter has been set according to this requirement.

Reason: To ensure a suitable acoustic environment.