Environmental Health Referral Response - industrial use

Application Number:	DA2023/1750
Proposed Development:	Alterations and additions to a Pub
Date:	21/03/2024
To:	Claire Ryan
Land to be developed (Address):	Lot 1 DP 1280856 , 42 North Steyne MANLY NSW 2095 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

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 alteration and additions to a pub and tourist and visitor accommodation.

An acoustic report has been prepared by Renzo Tonin and Associates dated 26 September 2023. Recommendations have been provided to address potential noise impacts. The Statement of Environmental Effects has stated:

The proposed works are primarily internal, and no change is proposed to the operational management, hours and patron capacity of the site. Therefore, there will be no increase in operational noise emitted by the site.

The SEE proposes 'new louvre screening to match existing screening height as required by condition 10 of DA2019/1403'. A review of Condition 10 would indicate the purpose of the screening is not only for direct line of sight removal for residential units nearby but also to shield from possible noise therefore replacing the screening with louvre type screening would not be supported. The screening would need to be installed with no gaps.

The screening has been provided for visual purposes as well as acoustic purposes. Council does not support louvres as screens and requests the applicant seeks an alternative acoustic solution with an acoustic consultant.

This will be conditioned as part of the DA.

Environmental Health has considered the many submissions with concerns in relation to noise especially from the courtyard. A thorough review of this DA has determined the operations within the courtyard area and times of use do not form part of this DA and to address existing noise concerns is beyond the scope of this DA. In relation to the courtyard specifically, this DA proposes a reconfiguration of the bar area and the addition of acoustic treatment. Environmental Health support

acoustic treatment relevant to the proposed works.

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:

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

Mechancial Plant Screening
Prior to the issuing of any interim / final occupation cert, certification is to be provided from a suitably qualified professional such as an acoustic engineer that all mechanical plant has been effectively provided with acoustic shielding/screening to ensure mechanical plant will not cause;

1. "Offensive Noise" as defined by the Protection of the Environment Operations Act 1997.
2. Any noise emitted shall not exceed more than 5dB(A) above the background level when measured from within any property boundary; and
3. Will comply with the Environment Protection Authority's NSW Industrial Noise Policy.

Reason: To ensure that offensive noise is not created from plant and equipment.

Acoustic Report Recommendations
The acoustic "Recommendations" within the acoustic assessment by Renzo Tonin & Associates -dated 26 September 2023 (Reference TL912-07F02) are to be implemented into the development prior to Occupation Certificate. The recommendations include acoustic treatment to the roof, doors, window construction and acoustic treatment to mechanical plant.

Details demonstrating compliance are to be provided to the Principal Certifying Authority.

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