

Environmental Health Referral Response - industrial use

Application Number:	DA2024/1375
Proposed Development:	Internal and external alterations and additions to Manly Wharf and Manly Wharf Hotel
Date:	05/12/2024
To:	Claire Ryan
Land to be developed (Address):	Lot 1 DP 1170245 , 0 East Esplanade 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 proposal includes the replacement of unsafe and climbable balustrades around the perimeter of Manly Wharf with glass balustrades. It also proposes alterations and additions to the existing Manly Wharf Hotel, including the installation of two solid fuel pizza ovens and one solid fuel grill, extension of the wharf bar deck and construction of a children's play area.

The Acoustic Statement, prepared by Pulse White Noise Acoustics, dated 30 September 2024, concludes that with the inclusion of appropriate noise management and mitigation measures, compliance with appropriate construction and operational noise and vibration criteria would be achieved. This includes the provision of acoustic treatment to an external discharge fan servicing the new ovens through the existing mechanical ventilation, to be specified during design development. It also recommends building and management controls for the children's play area.

Although this statement does not adequately state which acoustic treatments will be used as the plant and equipment has not been finalised, conditions of consent can be recommended to manage this.

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 Pulse White Noise Acoustic 30 September 2024 and any additional requirements at OC acoustic review stage; shall be carried out on site (during a busy period of trading) and 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 TO BE SATISFIED PRIOR TO THE ISSUE OF THE CONSTRUCTION CERTIFICATE

Mechanical Ventilation

Prior to the issuing on a Construction Certificate details of mechanical ventilation including Electrostatic precipitators (ESP) as outlined in document titled "Plans - Mechanical Exhaust" dated 26/07/2024 by Cavalier Ventilation accompanying this proposal must be incorporated into the mechanical ventilation design and submitted to the Principal Certifier

Reason: To ensure compliance with Australian Standards and mitigate potential smoke emissions

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 acoustic report have been implemented / incorporated into the design of the premises.

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

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

Acoustic Requirements - On-going

Compliance with the recommendations within all Acoustic Assessments and reports and any additional requirements at OC review stage.

Reason: To prevent a noise nuisance to any neighbouring residential receiver.