

Environmental Health Referral Response - industrial use

Application Number:	DA2022/0869
Date:	06/12/2022
To:	Nick Keeler
Land to be developed (Address):	Lot 1 SP 69948 , 1 / 43 - 45 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

UPDATED REFERRAL RESPONSE

The applicant has clarified a number of matters and submitted amended plans.

Environmental Health supports the proposal 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 TO BE SATISFIED PRIOR TO THE ISSUE OF THE CONSTRUCTION CERTIFICATE

Noise - Design and Location of Mechanical Plant

Prior to the issue of a Construction Certificate, the design, specifications and location of noise generating mechanical plant including air conditioning units are to be provided to the Principal Certifier. An acoustic assessment is to be undertaken by a suitably qualified professional such as an acoustic engineer to determine acoustic treatments to control noise emissions from all mechanical plant noise in accordance with the recommendations within the Acoustical Report prepared by Koikas Acoustics dated 30 September 2022 (Project No. 5503 Version 1).

Any design recommendations made by the consultant must be implemented into the plans prior to issuing the Construction Certificate in order to achieve compliance with noted conditions of this consent.

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

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

Acoustic Report Certification

Prior to any occupation certificate being issued, a further acoustic assessment(including vibration) is to be undertaken by a qualified and experienced person(s) to confirm compliance with the recommendations within the Acoustical Report prepared by Koikas Acoustics dated 30 September 2022 (Project No. 5503 Version 1).

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 maintain acoustic amenity to building occupants and protect surrounding residence from any noise generated by the operation of the development.

ON-GOING CONDITIONS THAT MUST BE COMPLIED WITH AT ALL TIMES

Operational Noise Controls

Operational ongoing noise generating plant ,equipment and use of premises shall be managed in accordance with recommendations contained within the report by Koikas Acoustics Pty Ltd dated 30 September 2022 .

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

Smoke and odour Control

1. A smoke and odour verification assessment is to be conducted within 30 days of the restaurant opening to confirm the operation of the kitchen extraction and smoke and odour control system. The odour assessment should be performed a suitably qualified and experienced air quality consultant, and is to provide confirmation that the smoke odour control measures are adequate to prevent any nuisance, offensive odour or visible discharge. The cooking equipment and foods being cooked is to be documented.
2. Any changes to cooking intensity or type of cooking or cooking equipment likely to increase smoke or odour, not included in the initial assessment, will require an immediate reassessment and if necessary action taken to ensure no nuisance is created.
3. Smoke and odour control equipment is to be maintained and serviced at all times as recommended by the manufacture, and air quality consultant .A certificate of service is to be maintained on site.
4. Cooking of smoke generating foods in the kitchen shall immediately cease should smoke and odour control equipment fail to operate correctly for any reason.
5. Any changes or modifications to smoke and odour control equipment or ducting shall be assessed by an acoustic engineer to ensure a noise or vibration nuisance is not created.

Reason: To ensure smoke and offensive odour is not discharged from the business and to comply with AS1668.2. and air pollution legislation.