

Environmental Health Referral Response - industrial use

Application Number:	DA2022/1100
Date:	27/07/2022
To:	Stephanie Gelder
Land to be developed (Address):	Lot A DP 413126 , 26 Orchard Road BROOKVALE NSW 2100

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

Proposal for a one-off event will increase the number of patrons to 500 and extend operating hours until midnight on Saturday 26 August 2022. Amplified music and food trucks will be brought to the site, extra amenities will be provided.

Noise impacts

Current noise restrictions on the venue are:

The Premises shall comply with the following:

- a. No live amplified music after 10pm Sunday to Thursday (except for public holidays).*
- b. Southern roller door is to be closed prior to 10pm on evenings where live amplified music is permitted after 10pm.*
- c. Amplified music (including live music) shall not exceed a maximum reverberant noise level of 90 dB (A) within the bar service area.*
- d. Notwithstanding compliance with the above, The LA10* noise level emitted from the premises shall not exceed the background noise level in any Octave Band Centre Frequency (31.5Hz–8kHz inclusive) by more than 5dB between 7:00 am and 12:00 midnight at the boundary of any affected residence. For the purpose of this condition, the LA10 can be taken as the average maximum deflection of the noise emission from the premises. This is a minimum standard.*

Most critically, item (a) is to be extended to include 10pm to Midnight.

Toilets

Existing sanitary facilities are: Female - 3 WC, Male - 2 WC and 3 Urinals, Disabled - 1 WC.

To comply with BCA Table 2.3, the total increase in sanitary facilities must be no less than 4 urinals and 6 WC.

Summary

Council is satisfied that the operations can occur without detriment to surrounding residents i.e. limited temporary noise impacts. We recommend the below conditions be implemented.

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

Increase in Toilet Capacity

The premises must increase the capacity of sanitary facilities by no less than 4 urinals and 6 WC.

Reason: To comply with BCA Table 2.3 for 500 patrons. (DACHPBOC5)

Noise Restrictions

The premises shall comply with the following:

- a. Amplified music must cease at midnight.
- b. Amplified music shall not exceed a maximum reverberant noise level of 90 dB(A) within the bar service area.
- c. The LA10 noise level emitted from the premises shall not exceed the background noise level in any Octave Band Centre Frequency (31.5Hz-8kHz inclusive) by more than 5dB at the boundary of any affected residence.

Reason: Noise restrictions for the event. (DACHPBOC6)