

Environmental Health Referral Response - industrial use

Application Number:	DA2023/0951
Proposed Development:	Alterations and additions to the Royal Motor Club Broken Bay
Date:	10/10/2023
To:	Adam Croft
Land to be developed (Address):	Lot 5 DP 4689 , 46 Prince Alfred Parade NEWPORT NSW 2106 Lot 6 DP 110670 , 46 Prince Alfred Parade NEWPORT NSW 2106 Lot 262 DP 752046 , 46 Prince Alfred Parade NEWPORT NSW 2106 Lot 329 DP 824292 , 46 Prince Alfred Parade NEWPORT NSW 2106

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 alterations and additions to the Royal Motor Yacht Club. The proposal seeks to enlarge the footprint of the club premises with a two-storey extension located on the western side of the existing building that will wrap around the swimming pool and outdoor recreation area. The extension involves new dining facilities and lounge/bar area as well as a roof top terrace.

An acoustic Report has been provided for this development prepared by Acoustic Directions, Report ref: 230301 PMYCN v1.1 dated 1 March 2023 which indicates that noise associated with the club will comply with the project noise criteria provided the recommendations within the report are adhered to.

Environmental Health recommends approval subject to condition.

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

Noise Controls

Amplification for music on the rooftop terrace will be provided by a small portable system and will

cease at **10:00 pm**. The musical content shall be background accompaniment rather than foreground i.e. music levels must not exceed 77 dB (LAeq) when measured at 10 m on axis to the loudspeaker.

The rooftop terrace loudspeaker must be positioned close to the internal function space, no higher than 2 m, and face due-south or west as specified in Section 5 and Figure 4 of the Acoustic Report prepared by Acoustic Directions, Report Ref.: 230301 RMYCN v1.1, dated 1 March 2023.

When the second-floor function room is being utilised, the doors are to be closed to minimise noise egress to the outdoor terrace, particularly if there is a live musician situated inside the function area.

The ground-floor casual dining area must not operate after **10:00pm**.

The doors between the internal area of the club and the outdoor and semi-outdoor areas are to remain closed except for ingress and egress of customers and staff.

Rubbish, especially glass, shall not be disposed externally between 10:00 pm and 7:00 am (8:00 am on Sundays and public holidays).

Reason: To ensure acoustic compliance in an operational situation.

CONDITIONS TO BE SATISFIED PRIOR TO THE ISSUE OF THE CONSTRUCTION CERTIFICATE

Mechanical Plant

A suitably qualified acoustic consultant is to be engaged to assess and provide recommended acoustic treatments for all mechanical plant and equipment proposed for the rooftop prior to construction certificate. Details demonstrating compliance are to be submitted to the Certifier prior to the issue of the Construction Certificate.

Reason: To protect the noise amenity of the area.

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

Mechanical Plant

All recommendations within the acoustic report prepared for the mechanical plant and equipment are to be implemented into the development according to the acoustic report.

All fans and ductwork in the kitchen must be resiliently hung with a static deflection exceeding 10 mm.

Kitchen supply and return ductwork must be lined with a minimum of 50 mm thick insulation (minimum 11 kg/m³).

Details demonstrating compliance are to be submitted to the Principal Certifier prior to the issue of an Occupation Certificate.

Reason: To ensure mechanical plant has been acoustically treated to protect the noise amenity of the area.

Construction Material - Acoustic Treatment

Barriers for the north-facing sections of the outdoor ground floor casual dining area, pool terrace, and

rooftop terrace must be installed as specified in Section 5 and Figure 4 of the Acoustic Report dated 1 March 2023, Ref 230301 RMYCN v1.1, prepared by Acoustic Directions.

The barriers must be constructed of a solid material of not less than 12 kg/m². They can be transparent acrylic or glass as required. However, advice should be sought from a structural engineer in relation to wind loads and support.

Acoustic absorption at least 50 mm thick (minimum flow resistivity 7000 Rayls/m) must be fixed to the ceiling and wall areas of the ground-floor casual dining area and first-floor terrace as specified in Section 5 and Figure 4 of the above acoustic report, to reduce noise levels. Architectural finishes and mounting options can be discussed as required.

Details demonstrating compliance are to be submitted to the Principal Certifier.

Reason: To ensure the premises is suitably constructed to ensure the noise amenity of the area.