

Environmental Health Referral Response - industrial use

Application Number:	DA2022/1526
Date:	04/10/2022
To:	Claire Ryan
Land to be developed (Address):	Lot 2 DP 877793 , 25 The Corso MANLY NSW 2095 Lot CP SP 12989 , 19 - 23 The Corso MANLY NSW 2095 Lot 1 DP 877793 , 27 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

Proposed further alterations and additions to the existing premises, known as the Ivanhoe Hotel, located at 19-23, 25 and 27-29 The Corso, Manly.

The premises which currently operate under DA 2019/0574 and DA 2008/196. The consents approved the following on the site:

Change of use to additions to the Ivanhoe Hotel and extend to adjoining premises, including new façade, coffee shop, poker machine area, bottle shop and TAB. (DA 2008/196)

No. 31 The Corso does not form part of these applications.

Noise related comments:

The acoustic assessment by Renzo Tonin & Associates 29 August 2022 advises(partial extracts):

1. Current trading restrictions are;

Trading hours are as follows:

The premises may trade 24 hours per day Monday to Saturday and 5am on midnight on Sundays.

Subject to the following:

o The first floor bar and outdoor areas shall be closed to patrons between 3am and 7am Tuesday to Sunday and between midnight Sunday and 7am the following day, other than for the purposes of egress by patrons to and from the upper levels, and

o Entry to the Hotel through the TAB must not be permitted from the Corso between 11pm and 9am the following day.

The bottleshop may trade between 9am and midnight, daily

The Coffee Shop may trade between 7am and 2.30am the following day, 7 days a week, but from 1am daily, only patrons of the Hotel are permitted to access these facilities.

From 1am daily the Pizza Shop shall serve only patrons of the Hotel and no takeaway service is permitted.

2. Treatments required:

The acoustic treatments necessary to ensure that compliant noise emissions from the operation of the new Sports Bar and Gaming Area are as follows:

Acoustic lining (minimum NRC 0.8) to be installed to underside of 70% of ceiling area in new Indoor Gaming and Sports Bar areas.

New glazed elements to the Sports Bar façade to be minimum 6.38mm laminated (Rw 33). Any

operable element to have acoustic seals (q-lon or equal).

Gaming area to have background music only (70dB(A)L10 noise limit) when measured at the Market Place external louvres. Noise levels on gaming machines are to be set such that the 70dB(A)L10 noise limit is not exceeded. Gaming machines not to have coin drop trays.

Sports bar can have moderate music noise levels (77dB(A)L10 noise limit). Base/low frequency contribution to music to be limited as per table below.

Allowable music noise spectrums:

Table 12: Music Noise Limits Noise Source Permissible Music Noise Level Within Bar (table not reproduced here)

The inside face of the chimney/ventilation voids are to be lined with noise absorptive material (other than where they are louvred for ventilation purposes). Lining to consist of 50mm Echosoft or similar material suitable for outdoor use with NRC no less than 0.8.

Any new mechanical plant that is installed as part of the refurbishment works is to be acoustically treated such that compliance with the noise emission goals in section 4.1 are achieved. Detailed review should be conducted at CC stage once plant selections are finalised.

No queuing in external areas after midnight.

Bar should trade with windows and doors closed on the Corso façade after midnight.

Garbage/bottles should not be taken outside for disposal after 10pm.

Signage to be installed reminding patrons to be quiet when entering or leaving the premises.

Essentially the issues for EH are noise related:

- No impact on original operating conditions/hours.
- Review of plant at CC stage
- Compliance with all recommendations at OC stage
- Any ongoing conditions required.

Therefore 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

Acoustic review at Construction Certificate stage

An acoustic review shall be carried out prior to the issue of a construction certificate to ensure acoustic recommendations of Renzo Tonin & Associates (29 August 2022) will be compliant and respective fixtures fittings and finishes are incorporated into plans, this is to include:

- The inside face of the chimney/ventilation voids are to be lined with noise absorptive material (other than where they are louvred for ventilation purposes). Lining to consist of 50mm Echosoft or similar material suitable for outdoor use with NRC no less than 0.8.
- Any new mechanical plant that is installed as part of the refurbishment works is to be acoustically treated such that compliance with the noise emission goals in section 4.1 of the report are achieved. Detailed review should be conducted at CC stage once plant selections are finalised.

Reason: To ensure an acoustic review is undertaken before work commences.

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

Acoustic Review prior to Occupation Certificate

An acoustic review shall be carried out by suitably qualified person to determine that all recommendations contained within the acoustic report of Renzo Tonin & Associates dated 29 August 2022 and referenced as TM424-01D02 Acoustic Report for DA Gaming (r3) have been implemented before occupation is permitted.

Reason: To ensure compliance with Acoustic Requirements to prevent a nuisance to residential receivers.

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

Operational

a. Trading hours are as follows:

- The premises may trade 24 hours per day Monday to Saturday and 5am on midnight on Sundays. Subject to the following:
- The first floor bar and outdoor areas shall be closed to patrons between 3am and 7am Tuesday to Sunday and between midnight Sunday and 7am the following day, other than for the purposes of egress by patrons to and from the upper levels, and
- Entry to the Hotel through the TAB must not be permitted from the Corso between 11pm and 9am the following day.
- The bottleshop may trade between 9am and midnight, daily
- The Coffee Shop may trade between 7am and 2.30am the following day, 7 days a week, but from 1am daily, only patrons of the Hotel are permitted to access these facilities.
- From 1am daily the Pizza Shop shall serve only patrons of the Hotel and no takeaway service is permitted

b. Indoor Gaming and Sports Bar areas.

- New glazed elements to the Sports Bar façade to be minimum 6.38mm laminated (Rw 33). Any operable element to have acoustic seals (q-lon or equal).
- Gaming area to have background music only (70dB(A)L10 noise limit) when measured at the Market Place external louvres. Noise levels on gaming machines are to be set such that the 70dB(A)L10 noise limit is not exceeded. Gaming machines not to have coin drop trays.
- Sports bar can have moderate music noise levels (77dB(A)L10 noise limit). Base/low frequency contribution to music to be limited as per table below.
- Allowable music noise spectrums: Refer to acoustic assessment table 12 in the acoustic report by Renzo Tonin & Associates (29 August 2022) referenced as TM424-01D02 Acoustic Report for DA Gaming (r3)

c. General Operation

- No queuing in external areas after midnight.
- Bar should trade with windows and doors closed on the Corso façade after midnight.
- Garbage/bottles should not be taken outside for disposal after 10pm.

- Signage to be installed reminding patrons to be quiet when entering or leaving the premises.

d. The Plan of Management being updated to include the above items a to c.

Reason: To ensure operations will continue ongoing to meet noise reduction measures.