

Environmental Health Referral Response - industrial use

Application Number:	DA2022/0462
Date:	04/07/2022
To:	Megan Surtees
Land to be developed (Address):	Lot 2 DP 39426 , 104 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

Environmental health have reviewed the proposal and are satisfied with the concept of the proposed use based on the developments location within the center of Manly Corso. However further detail on proposed noise attenuation measures are required before a referral response in support of the development can be completed. Specifically Environmental Health requires further detail on proposed plant (ventilation and compressors) and the proposed location of mechanical plant on plans, sound power levels of proposed plant and any required acoustic attenuation required for mechanical plant.

Further detail is required on proposed hours of operation to better understand the impact of the development on amenity. If 24 hour operation is proposed then the proposal must be accompanied by an acoustic report developed by a suitably qualified acoustic consultant, however operation with the day and evening period defined in EPA noise policy for industry may not require an acoustic report.

Amended comments 04/07/2022:

Environmental Health are in receipt of additional information from the applicant relating to hours of operation and mechanical plant. Given the provided information Environmental Health are satisfied and have provided the proposed conditions below.

Recommendation

Supported - Subject to conditions being imposed

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**

Mechanical ventilation plans

Where Mechanical ventilation is required to be installed in the food premises detailed plans must be submitted to and approved by the Certifying Authority that demonstrate compliance with the following:

- Australian Standard (AS) 1668.2 “The use of ventilation and air-conditioning in buildings - Mechanical ventilation in buildings”; and
- Any external exhaust discharge must be above the roofline and discharged in a manner that is not likely to cause an amenity impact.

These plans are to be prepared by a suitably qualified person.

Reason: To ensure that the installed mechanical ventilation complies with the requirements of the Australian Standard 1668.2 and to prevent amenity impacts. (DACHPCPC6)

**CONDITIONS WHICH MUST BE COMPLIED WITH PRIOR TO THE ISSUE OF THE
OCCUPATION CERTIFICATE****Kitchen Design, construction and fit out of food premises certification**

Prior to the issuing of any occupation certificate, certification is to be provided to the Principal Certifying Authority by a suitably qualified person demonstrating that the design, construction and fit out of food premises kitchen is compliant with the requirements of AS 4674 Design, construction and fit out of food premises.

Reason: To ensure that the kitchen complies with Australian Standard design requirements. (DACHPFPOC3)

Mechanical Ventilation certification

Where Mechanical ventilation is required to be installed in the food premises it must comply with the following:

- Australian Standard (AS) 1668.2 “The use of ventilation and air-conditioning in buildings - Mechanical ventilation in buildings”; and
- Any external exhaust discharge must be above the roofline and discharged in a manner that is not likely to cause an amenity impact.

Certification is to be provided to the Principal Certifying Authority by a suitably qualified person that the mechanical ventilation complies with the above requirements.

Reason: To ensure that the installed mechanical ventilation complies with the requirements of the Australian Standard 1668.2 and to prevent amenity impacts. (DACHPFPOC4)

ON-GOING CONDITIONS THAT MUST BE COMPLIED WITH AT ALL TIMES**Hours of operation**

The business may operate between;

- 7am-10pm on Monday to Saturday and,
- 8am-10pm on Sunday and public holidays

Reason: To maintain acoustic amenity during the night period defined in the noise policy for industry (DACHPGOG5)

