

Environmental Health Referral Response - industrial use

Application Number:	DA2025/0022
Proposed Development:	Demolition works and construction of a five (5) storey residential flat building with basement parking and associated landscaping
Date:	03/02/2025
To:	
Land to be developed (Address):	Lot CP SP 4518 , 101 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

Environmental Health has considered this proposal in relation to the potential for noise impact.

An acoustic reports accompanies the proposal and outlines mitigation measures that seek to limit the intrusiveness of noise through building elements construction.

Environmental Health supports the proposal and recommends a number of conditions of consent.

Recommendation

APPROVAL - 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 Design Recommendations

Prior to the issuing of any Construction Certificate, documentation is to be submitted to the satisfaction of the Principal Certifier that design recommendations within the acoustic report titled Noise and Vibration Impact Assessment dated 10 December 2024 Project No. P01454 by E-Lab Consulting have been implemented / incorporated into the design of the premises.

Reason: To prevent noise nuisance by using mitigation measures in design.

Acoustic Assessment - Mechanical Plant and Equipment

As equipment selections and locations for mechanical plant and equipment had not been determined at the proposal stage, prior to the issue of any Construction Certificate a detailed acoustic assessment of all intended plant and mechanical equipment shall be undertaken during the to ensure on-going compliance with noise emission targets are achieved

Details demonstrating compliance are to be submitted to the Certifier prior to the issue of the Construction Certificate.

Reason: To ensure any potential noise impacts are adequately mitigated.

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

Mechanical Ventilation certification

Prior to the issuing of an Occupation Certificate, certification is to be provided from the installer of the mechanical ventilation system that the design, construction and installation of the mechanical ventilation system is compliant with the requirements of AS1668 The use of mechanical ventilation.

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

Reason: To ensure that the mechanical ventilation system complies with the design requirements.