

## Environmental Health Referral Response - industrial use

<b>Application Number:</b>	DA2025/0725
<b>Proposed Development:</b>	Use of Premises as an artisan food and drink industry including fitout and signage
<b>Date:</b>	25/06/2025
<b>To:</b>	Lachlan Rose
<b>Land to be developed (Address):</b>	Lot 23 DP 5342 , 380 Pittwater Road NORTH MANLY NSW 2100 Lot B DP 348088 , 380 Pittwater Road NORTH MANLY 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

Environmental Health is required to consider the noise impacts of this proposal. The statement of environmental effects references an acoustic report, however this has not been included with the proposal documentation.

Without such information, which gives consideration to the potential noise impacts of the development on nearby residential receivers, and any measures required to mitigate such impacts, the proposal is not supported.

#### 25/06/2025 - Updated Comments

An acoustic report has been provided which includes attended monitoring and recommended noise mitigation measures.

The proposal is supported with a number of conditions of consent recommended.

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

### **Certification of Acoustic Measures**

Before the issue of an occupation certificate, a suitably qualified person must provide details demonstrating compliance to the principal certifier that the recommendations within the Acoustic Assessment by Rodney Stevens Acoustics dated 20 June 2025, reference REPORT R240926R1 Revision 3, have been implemented in accordance with the acoustic report approved under this consent.

Reason: To protect the amenity of the local area.

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

### **Acoustic Requirements - On-going**

Compliance with the recommendations within the Acoustic Assessment by Rodney Stevens Acoustics dated 20 June 2025, reference REPORT R240926R1 Revision 3, and any additional requirements at OC review stage.

Reason: To prevent a noise nuisance to any neighbouring residential receiver.