

## Environmental Health Referral Response - industrial use

<b>Application Number:</b>	Mod2023/0698
<b>Proposed Development:</b>	Modification of Development Consent DA2023/0597 granted for Alterations and Additions to Existing Mixed-Use Development
<b>Date:</b>	11/03/2024
<b>To:</b>	Nick Keeler
<b>Land to be developed (Address):</b>	Lot 172 SP 13245 , 14 / 22 Central Avenue 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

This application is seeking consent for modifications to DA2023/0597 for alterations and additions to an existing mixed-use development at 14/22 Central Avenue, Manly. This proposed modification includes:

Modification from three to two tenancies only

Use of tenancy 2 (previously tenancies 2 and 3) as a recreation facility (indoor) for plus fitness. No classes are proposed inside plus fitness.

An acoustic assessment has been provided which outlines recommended noise mitigation measures which will be conditioned.

In addition, there are 2 levels of carparking above the Plus Fitness space therefore reducing a noise impact on residential occupants.

Environmental Health recommends 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:

## DEVELOPMENT CONSENT OPERATIONAL CONDITIONS

### Noise Management

The operational noise management controls recommended in Section 5 of the acoustic report prepared by Acoustic Dynamics dated 23 December 2023 are to be incorporated into a Noise Management Plan and adhered to during the operation of the Plus Fitness.

Reason: To ensure acoustic compliance in an operational situation.

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

### **Acoustic Treatment**

Prior to the issuing of an Occupation Certificate, the recommendation design noise control measures outlined in Section 5 of the acoustic report prepared by Acoustic Dynamics dated 13 December 2023, are to be implemented into the development.

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

Reason: To ensure acoustic treatment is provided where necessary.