

Environmental Health Referral Response - industrial use

Application Number:	DA2024/0557
Proposed Development:	Alterations and additions to a dwelling and use as an educational establishment
Date:	06/06/2024
To:	Jordan Davies
Land to be developed (Address):	Lot 1 DP 1045063 , 46 Eurobin 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

Environmental Health has been requested to consider this proposal for "Alterations and additions to a dwelling and use as an educational establishment" in respect of potential noise impacts by the proposed development.

The development proposes:

1. Alterations and additions to the existing dwelling house comprising:
 - (a) Removal of some internal walls and the amenities on the first floor
 - (b) Internal reconfiguration to make way for staff administration and a uniform shop
 - (c) New entrance gate on eastern side boundary shared with the Main Campus

2. Change of use from a residential to educational establishment (school), to be used in association with Stella Maris College. The following operational details are proposed:

- (a) Hours of operation consistent with Stella Maris Colleges' existing hours of operation.

An acoustic report supplied with the proposal documentation notes that as there is no parking on site, there is no increase in traffic noise expected as a result of the development.

It is also considered that, as the proposed new use of the premises is that of administration and uniform supply, that these activities would not be expected to generate additional noise of any concern.

The acoustic report does note there is no detail currently as to proposed mechanical plant associated with the development, therefore no acoustic assessment of proposed mechanical plant has been undertaken.

As a result of this it is considered appropriate to recommend a condition of consent requiring that, prior to the issuing of a Construction Certificate, a further acoustic report is to be provided to the Certifying Authority, which demonstrates that mechanical plant intended to be installed will comply with NSW Noise Policy for Industry noise criteria.

Additionally, it is recommended that the building subject to this proposal not be used for classroom tuition without further formal assessment.

Recommendation

SUPPORTED - 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 Report Required for Mechanical Plant

Prior to the issuing of any Construction Certificate, additional documentation from an appropriately qualified acoustic consultant is to be submitted to the satisfaction of the Principal Certifier.

The documentation is to provide detail of all mechanical plant selection, location and acoustic treatment required in order to control noise emissions to satisfactory levels in order to comply with noise criteria contained within the NSW Noise Policy for Industry.

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

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

Building Not to be used for Classroom Tuition

The building that is the subject of the development is not to be used for the purposes classroom tuition without approval of further development application/modification.

Reason: To preserve the amenity of residential receiving properties