

Environmental Health Referral Response - industrial use

Application Number:	Mod2022/0103
Date:	25/03/2022
To:	Lashta Haidari
Land to be developed (Address):	Lot 1 DP 877793 , 27 The Corso MANLY NSW 2095 Lot 2 DP 877793 , 25 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

Proposal seeks to modify approved plans for Development Consent 2019/0574 and 2008/196. This includes internal structural changes which may modify the noise output and characteristics of the development and thus an acoustic report has been provided to replace those referenced in Condition 1 of both documents.

Evaluation of the acoustic report revealed measures which must be made to prevent excessive and offensive noise emanating from the operation of the "pub". Council views these as both satisfactory and necessary to implement to achieve compliance with the established noise emission criteria and goals, in line with *Noise Policy for Industry 2017* guidelines.

Please include the below conditions in any "approval" determination documentation.

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

Compliance with the Acoustic Report – Operational Noise Mitigation Measures

Operations must comply with the design and operational recommendations in the acoustic report "19-29 The Corso, Manly, Ivanhoe Hotel - Acoustic Assessment of Alterations and Additions" by Renzo Tonin & Associates, dated 22 February 2022 (Reference TM424-01D02) in perpetuity from the issue of any interim / final occupation certificate.

Specifically, noise emissions from the premise must not exceed the 'noise emission criteria and goals'

of Section 4, and all recommendations in Section 7 must be implemented at all times.

Reason: To ensure the premises are maintained in an appropriate manner in perpetuity to minimise noise impacts on surrounding residents. (DACHPBOC5)

CONDITIONS TO BE SATISFIED PRIOR TO THE ISSUE OF THE CONSTRUCTION CERTIFICATE

Noise - Design of Mechanical Plant

Prior to the issue of a Construction Certificate, the design, specifications and location of noise generating mechanical plant are to be provided to the Principal Certifier. An acoustic assessment is to be undertaken by a suitably qualified professional such as an acoustic engineer to determine acoustic treatments to control noise emissions from all mechanical plant noise in accordance with the recommendations within the report "19-29 The Corso, Manly, Ivanhoe Hotel - Acoustic Assessment of Alterations and Additions" by Renzo Tonin & Associates, dated 22 February 2022 (Reference TM424-01D02).

Any design recommendations made by the consultant must be implemented into the plans prior to issuing the Construction Certificate in order to achieve compliance with noted conditions of this consent.

Reason: To maintain amenity of the surrounding area.

Acoustical Design Incorporated into Plans

Prior to the issue of a Construction Certificate, the acoustic design specifications, recommendations in the report "19-29 The Corso, Manly, Ivanhoe Hotel - Acoustic Assessment of Alterations and Additions" by Renzo Tonin & Associates, dated 22 February 2022 (Reference TM424-01D02) must be incorporated into plans and are to be provided to the Principal Certifier.

Reason: Prevent noise impacts on residential amenity. (DACHPCPC6)

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

Acoustic Design Implementation

An acoustic assessment is to be undertaken by a suitably qualified professional such as an acoustic engineer to confirm that acoustic design specifications in the report "19-29 The Corso, Manly, Ivanhoe Hotel - Acoustic Assessment of Alterations and Additions" by Renzo Tonin & Associates, dated 22 February 2022 (Reference TM424-01D02) have been implemented and comply with the 'noise emission criteria and goals' of Sections 4 and recommendation in Section 7.

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

Reason: Prevent noise impacts on residential amenity.



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