

Environmental Health Referral Response - industrial use

Application Number:	DA2023/1708
Proposed Development:	Demolition works and construction of a Recreation Facility (indoor) with signage
Date:	14/05/2024
To:	Gareth David
Land to be developed (Address):	Lot 2743 DP 752038 , 431 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

This application is seeking consent for a proposed gymnastics and multisport center at Manly Warringah Gymnastics Club. Excavation is proposed to accommodate the building footings as well as to construct the basement level car parking.

An acoustic report has been prepared which has reviewed operational noise however plant/mechanical noise could not be assessed effectively as the design/locations are unknown at this stage therefore a suitable condition will apply.

A Plan of Management dated May 2024 has been provided with addresses noise management and complaints protocol. A condition will be applied.

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

Acoustic Requirements

To ensure compliance with the project noise emission requirements identified within the acoustic report prepared by Pulse White Noise Acoustics

- Windows are to be closed after 9:30pm; and
- Music no louder than 75dB SWL to be played in the venue.

Reason: To ensure acoustic compliance in an operational situation.

Plan of Management

Compliance with the Plan of Management dated May 2024 in relation to noise management for the operation of the development.

Reason: To ensure the noise amenity of the area

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

Acoustic Review

Prior to the issue of any Construction Certificate details of all mechanical plant and the proposed locations are to be identified and an acoustic consultant is to review the plans and provide acoustic treatment recommendations to meet external noise levels at neighboring properties as per the Acoustic Report dated 1 August 2023 prepared by Pulse White Noise Acoustics.

Any recommendations provided by the acoustic consultant in relation to mechanical plant and other plant is to be implemented into the development.

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

Reason: To ensure potential noise impacts from plant operations are effectively managed