

## Environmental Health Referral Response - industrial use

<b>Application Number:</b>	Mod2023/0720
<b>Proposed Development:</b>	Modification of Development Consent DA2022/1000 granted for Demolition works, alterations and additions to existing buildings and construction of new mixed use buildings
<b>Date:</b>	24/01/2024
<b>To:</b>	Jordan Davies
<b>Land to be developed (Address):</b>	Lot 101 DP 1247422 , 22 Wentworth Street MANLY NSW 2095 Lot 100 DP 1276056 , 19 - 21 South Steyne 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 DA2022/1000.  
Modifications include;

Modification of basement level plans including adjustment of setbacks from site boundaries, internal replanning of basement levels and coordination of structural services and lift cores.

- Minor modification to accommodate the retention of an existing fire egress stair within C.C.K building.
- Modifications to the upper level plans to coordinate with replanning of basement egress stairs, lifts cores and car parking exhaust riser locations.
- A 15m<sup>2</sup> reduction in commercial/retail floor space.
- The revised basement design proposes a total supply of 213 car parking spaces, comprising of 50 CCK/ Drummond House spaces (including two van spaces), 89 residential spaces, 5 residential visitor spaces, 69 commercial spaces and no car share space. The total quantum of car spaces will continue to satisfy the requirement of the Concept Approval to provide a minimum of 184 spaces for the total development.

The proposed internal modifications do not negatively impact the original acoustic assessment outcome for DA2022/1000. Therefore the original conditions still apply.

Environmental Health recommends approval.

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:

Nil.