

Environmental Health Referral Response - industrial use

Application Number:	Mod2021/0647
Date:	08/09/2021
To:	Penny Wood
Land to be developed (Address):	Lot 101 DP 1110110 , 96 - 97 North 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

Among the proposed changes to the development , of interest to Environmental Health are the noise related matters:

"Units 21 & 22: additional new condenser units and screen in west balcony, and new roof plant with acoustic screen".

An acoustic review by Acoustic logic ref: 20180678.2/2707A/R3/HC 5/05/2021 has examined noise implications of the condenser units roof top and levels 1,2,and 3 and determined that noise reduction measures can be implemented to eliminate nuisance.

The review concludes:

A detailed plant design and selection has not been undertaken at this stage. Therefore, a detailed acoustic review should be undertaken at CC stage to determine acoustic treatments to control noise emissions to levels complying with the noise emission criteria in Section 2.1.

We believe potential noise issues can be satisfactorily addressed.

Recommendation

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:

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 specifications of the condenser units are to be provided to the Principal Certifying Authority. 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 the condenser units in accordance with the recommendations within the Condenser Unit Noise Review by Acoustic Logic Consultancy Pty Ltd dated 5 May 2021 (ref: 20180678.2/2707A/R3/HC).

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.

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

Reason: To maintain amenity of the surrounding area.

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

Acoustic Certification prior to Occupation

An acoustic review by an Acoustic Engineer, shall be undertaken prior to occupation to determine that acoustic treatments/plant and equipment are compliant with the measures to control noise emissions as required by Acoustic Logic (ref: 20180678.2/2707A/R3/HC 5/05/2021) and comply with legislation to prevent offensive noise.

Reason: To prevent noise nuisance.