

Environmental Health Referral Response - industrial use

Application Number:	DA2021/0179
Date:	16/03/2021
To:	Rebecca Englund
Land to be developed (Address):	Lot 8 DP 604034 , 255 Condamine Street MANLY VALE NSW 2093

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

A development application proposing the demolition of the existing site structures and the construction of a boarding house containing 39 boarding rooms and car parking for 7 vehicles accessed from Condamine Street

A plan of Management has been submitted.

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

Boarding House Plan of Management

Prior to the issuing of any interim / final occupation certificate, certification is to be provided from the operator that the requirements of the Boarding House Plan of Management have been implemented and are compliant.

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

Reason: To ensure the premises a maintained in an appropriate manner in perpetuity. (DACHPFPOC7)

Noise compliance certification

The findings and recommendations of the Noise Assessment by Accoustic Dynamics (11.2.21) shall be certified as compliant before final occupation.

Reason: The ensure noise minimisation recommendations have been implemented

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

Occupancy of Boarding House

The building is to contain a maximum of 78 persons, being no more than 2 persons per designated double bedroom. In order to maintain this occupancy rate, a sign is to be erected immediately adjacent to the doorway accessing the building detailing the maximum sleeping capacity of the occupancy.

Reason: To ensure the amenity of occupants. (DACPLG23)