

Environmental Health Referral Response - industrial use

Application Number:	Mod2024/0345
Proposed Development:	Modification of Development Consent DA2022/0682 granted for demolition works and construction of shop top housing
Date:	08/07/2024
To:	Claire Ryan
Land to be developed (Address):	Lot 2 DP 11320 , 293 Condamine Street MANLY VALE NSW 2093 Lot 1 DP 11320 , 291 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

This modification proposes minor architectural design changes to original approval granted for demolition works and construction of shop top housing.

The proposal documentation includes a letter from the acoustic consultant (WSP) for the original proposal.

The letter states (in part):

"WSP has reviewed the amended architectural drawings and advise the recommendations previously provided in the WSP Noise Impact Assessment Report remain unchanged.

It is noted that a detailed review of the following items included in the architectural documentation has not yet been conducted and will be carried out as the project progresses: review of the proposed wall types, door and glazing schedule to meet acoustic BCA requirements and internal noise criteria."

Upon review of the above, the original WSP Noise Impact Assessment Report, and conditions as recommended in the original proposal by Environmental Health, it is considered that no further conditions are required.

Recommendation

SUPPORTED - no 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:

Nil.