

Environmental Health Referral Response - industrial use

Application Number:	DA2022/0275
Date:	15/03/2022
To:	Maxwell Duncan
Land to be developed (Address):	Lot CP SP 67337 , 63 - 67 The Corso MANLY NSW 2095 Lot 1 SP 67337 , 1 / 63 - 67 The Corso 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

Restaurant / entertainment venue to be constructed on The Corso. Council has reviewed the acoustic report and assessed the noise emission criteria against Noise Policy for Industry guideline emissions targets. We concur that this venue can comply with those target values if noise mitigation measures provided in the report are followed. We have no objections to the proposal and offer the following 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

Compliance with the Acoustic Report – Operational Noise Mitigation Measures

Operations must comply with the design and operational recommendations in the acoustic report "Lot 1, 63-67 the Corso, Manly – Noise Impact Assessment" by Acoustic Logic, dated 8 December 2021, referenced as 20211445.1/0812A/R0/RG in perpetuity from the issue of any interim / final occupation certificate.

Specifically, noise emissions from the premise must not exceed the 'Noise Emission Criteria' of Sections 4.2 and 5.3, and all recommendations in Section 5.4 must be implemented at all times.

Reason: To ensure the premises a maintained in an appropriate manner in perpetuity to minimise noise impacts on surrounding residents. (DACHPBOC5)

Compliance with the Plan of Management

The requirements of the Plan of Management required by this consent are to be fully implemented in perpetuity from the issue of any interim / final occupation certificate.

Reason: To ensure the premises a maintained in an appropriate manner in perpetuity. (DACHPBOC6)

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

Acoustical Design Incorporated into Plans

Prior to the issue of a Construction Certificate, the acoustic design specifications in the report “Lot 1, 63-67 the Corso, Manly – Noise Impact Assessment” by Acoustic Logic, dated 8 December 2021, referenced as 20211445.1/0812A/R0/RG must be incorporated into plans and are to be provided to the Principal Certifier.

Reason: Prevent noise impacts on residential amenity. (DACHPCPC6)

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

Acoustic Design Implementation

An acoustic assessment is to be undertaken by a suitably qualified professional such as an acoustic engineer to confirm that acoustic design specifications in the report “Lot 1, 63-67 the Corso, Manly – Noise Impact Assessment” by Acoustic Logic, dated 8 December 2021, referenced as 20211445.1/0812A/R0/RG have been implemented and comply with the ‘Noise Emission Criteria’ of Sections 4.2 and 5.3.

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

Reason: Prevent noise impacts on residential amenity.