

Environmental Health Referral Response - industrial use

Application Number:	DA2022/2256
Proposed Development:	Demolition works and construction of a mixed use development with basement car parking.
Date:	03/02/2023
To:	Tony Collier
Land to be developed (Address):	Lot 100 DP 1009880 , 22 Raglan Street 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

Environmental Health has reviewed the proposed application for the Demolition of the existing site structures,

- Construction of a 4 storey mixed-use development over 1 basement level

The applicant has provided an Noise Impact Assessment, this assessment has been reviewed to ensure that it has taken into consideration surrounding noise impacts such as road noise, noise from adjacent commercial tenancies and ancillary plant and machinery, and the likely impact these noise sources are likely to have on the proposed residential premises.

The Noise Impact Assessment provides recommendations to limit the impact of noise and vibration from external noise sources and from between adjoining premises.

Additionally Environmental Health have considered as part of this proposal the need to ensure that service voids have been included to future proof against change-of-use of the ground floor tenancies. It does not appear that retail space has been provided with mechanical ventilation provisions which will limit its use.

A review of the provided Noise Impact Assessment finds it is proposed to incorporate acoustic reports into the consent. Environmental Health would like to review the acoustic report at this stage to ensure compliance with the relevant guidelines can be achieved.

In regards to Acid Sulphate Soils the SEE says

The site is located within Class 4 as shown on the Acid Sulfate Soils Map of MLEP 2013. The Geotechnical report confirms that based on their detailed investigation, acid sulfate soils do not appear to be present at the site and an Acid Sulfate Soils Management Plan is not required. This is in contrast to what the Geotechnical Assessment by JK Geotechnics Ref: 35612SFprt dated 25 November 2022 states:

No subsurface investigations were carried out as part of this assessment. Also All comments and

recommendations are based on an assumed subsurface profile from information beyond the site and therefore should be reviewed by JK Geotechnics once geotechnical investigations are completed at the site.

As excavation to about 3.7m depth below existing surface levels is to be expected a further site specific Preliminary Assessment is to be provided in accordance with the AZSSMAC Assessment Guidelines. the report is to include but not limited to

- the characteristics of the proposed works and the likelihood of them disturbing acid sulfate soils or lowering the groundwater

- the physical characteristics as well as the pH for soil and groundwater tabulated by depth. The location of each borehole or sampling site should be clearly marked on a map with grid references and height (m AHD)

- the reaction to peroxide and pH after peroxide oxidation

- if water analysis is required as an indication of the presence or absence of acid sulfate soils, the pH and ratio Cl⁻:SO₄²⁻ concentrations for each borehole site

- if groundwater hydrological studies are required as an indication of the likely impacts of lowering of the watertable on acid sulfate soils, the piezometer locations and depths and any flow analysis are required.

Recommendation

REFUSAL

The proposal is therefore unsupported.

Note: Should you have any concerns with the referral comments above, please discuss these with the Responsible Officer.

Recommended Environmental Investigations Conditions:

Nil.