

## Environmental Health Referral Response - industrial use

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| <b>Application Number:</b>             | DA2019/1398   |
| <b>Date:</b>                           | 14/05/2020  |
| <b>To:</b>                             | Tony Collier  |
| <b>Land to be developed (Address):</b> | Lot 3 SP 67337 , 3 / 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

Comments:

This proposal is seeking consent for residential shop top housing within the Manly Local Centre (B2).

The application was referred to Council's Environmental Health Team to review the acoustic report provided on behalf of the applicant by Acoustic Dynamics, 4198R001.LB.200501 ('the report').

The purpose of 'the report' is to assess external impacts of the established Local Centre on the proposed residential premises. This approach was of particular importance given that 'Manly Corso' is identified as a future '24 hour Night Time Economy' precinct. This initiative is likely lead to raised background sound levels during the night-time period (10pm-7am) that could potentially cause sleep disturbance for residents and an overall raised background level through the day and evening periods that could potentially impact on residential amenity.

Section 4 of 'the report' provided internal and external construction recommendations that can be conditioned to ensure noise from external sources will be adequately mitigated.

Internal floors, walls and ceilings between residential units and the existing retail are required to comply with BCA acoustic requirements. BCA compliance to be assessed by the Principle Certifying Authority.

'The report' has highlighted the importance of 'fresh air' ventilation and Council is in agreement that for any noise attenuation to be effective, each individual unit will need to be adequately ventilated to ensure the residents can keep windows closed during peak external noise periods.

Acoustic dynamics have provided options for passive ventilation systems in 'the report' and mechanical ventilation is also a viable option. The Statement of Environmental Effects references 'natural ventilation' however this may not be sufficient if windows need to be kept close for effective noise attenuation.

As there is no proposal for mechanical ventilation, Council will condition that each residential unit is to have a passive system installed as recommended in section 4.4 of 'the report' or a mechanical ventilation system.

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 fixtures prior to CC**

Details of the fixtures, fitting and equipment being used for the windows, internal walls, external walls, mechanical plant and external doors are to be provided to the PCA for approval prior to the issuing of any Construction certificate. Fixtures fittings and equipment are to meet the minimum requirements as specified in the acoustic report by Acoustic Dynamics Document 4198R001.LB.200501, section 4 - 4.1, 4.2 and 4.3.

Reason: to protect future residence from noise associated with a local business district.

**Passive ventilation systems**

Details of passive ventilation for all individual residential units are to be provided to the PCA for approval prior to any construction certificate being issued.

All passive ventilation systems must meet the requirements for AS2107:2016.

Reason: To meet indoor acoustic design objectives.

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

**Certification that fittings and structures meet the minimum acoustic standards**

Prior to any occupational certificate being issued, details are to be submitted to the PCA who is to certify that all recommended fixtures, fittings, and equipment have been installed and meet the minimum requirements as specified in the acoustic report by Acoustic Dynamics Document 4198R001.LB.200501, section 4 - 4.1, 4.2 and 4.3

Reason: to protect future residence from noise associated with a local centre.

**Installation of passive ventilation**

Prior to any occupational certificate being issued, details are to be provided to the PCA to certify that all individual residential units have passive ventilation units installed as specified in the acoustic report by Acoustic Dynamics Document 4198R001.LB.200501, section 4.4.

Reason: To ensure residents benefit from the recommended noise attenuation with adequate ventilation (DACHPFPOC6)