

Environmental Health Referral Response - industrial use

Application Number:	DA2025/0184
Proposed Development:	Use of Premises as a recreation facility (indoor) and associated internal alterations and signage
Date:	13/03/2025
To:	Lachlan Rose
Land to be developed (Address):	Lot 910 DP 875567 , 31 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

A pilates studio is proposed as part of this development. Accompanying the proposal documentation is an acoustic report.

The acoustic report does not provide any site specific attended/unattended monitoring data to assist in establishing background levels.

The report also speaks of identifying receivers who may be affected by noise from the proposed development, although it appears that only one receiver is identified, being the Ivanhoe Hotel. No other reference appears to have been made in consideration of other potential receivers.

It is also suggested in the report that an acoustic assessment be undertaken should be undertaken of the music system as an alternative to a nominated maximum SPL generated from a certain amount of speaker for each room.

Without reliable, recent and relevant data, as well as more physical or measurable mitigation measures such as limiters, built form and design etc, Environmental Health does not support the proposal as there is not adequate assurance that offensive noise will not be generated by the development

Updated comments 13/03/2025

Further information has been supplied by way of an updated acoustic report. The report has been updated to provide recommendations to require input from an acoustic consultant prior to the installation of any other system if required, in addition to the installation of noise activated signage.

The proposal is therefore supported with the recommendation of a number of conditions of consent.

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**

Certification of acoustic measures

Before the issue of an occupation certificate, a suitably qualified person must provide details demonstrating compliance to the principal certifier that the acoustic measures have been installed in accordance with the acoustic report approved under this consent.

Reason: To protect the amenity of the local area.

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

Acoustic Requirements - On-going

Compliance with the recommendations within the Acoustic Assessment by Soundscape dated 13/03/2025 reference number 3334-NI and any additional requirements at OC review stage.

Reason: To prevent a noise nuisance to any neighbouring residential receiver.