

Environmental Health Referral Response - industrial use

Application Number:	Mod2024/0419
Proposed Development:	Modification of Development Consent DA2022/1164 granted for Demolition and construction of a commercial building
Date:	05/09/2024
To:	Claire Ryan
Land to be developed (Address):	Lot B DP 102407 , 34 - 35 South Steyne MANLY NSW 2095 Lot 2 DP 861591 , 34 - 35 South Steyne 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 letter dated 5 July 2024 regarding acoustics.

which state the modifications proposed to the design do not result in any changes to the noise impacts assessed within the Noise Impact Assessment prepared for the Development Application (referenced above).

Environmental Health recommend existing conditions to remain, updated for the new acoustic advice for both the DA and previous modification.

Recommendation

APPROVAL - conditions modified

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

Acoustic Design Recommendations

Prior to the issuing of any Construction Certificate, documentation is to be submitted to the satisfaction of the Principal Certifying Authority that recommendations within the acoustic report by IGS referenced as VE-N22_017 and dated 29 June 2022, and including any modifications contained within E-LAB Consulting acoustic letter dated 5 July 2024 have been

implemented/incorporated into the design of the premises.

Reason: To protect acoustic amenity of building occupants and surrounding premises.

Acoustic Report Certification

Prior to any occupation certificate being issued, a further acoustic assessment is to be undertaken by a qualified and experienced person(s) to confirm compliance with the acoustic assessment by IGS referenced as VE-N22_017 and dated 29 June 2022, and including any modifications contained within E-LAB Consulting acoustic letter dated 5 July 2024.

Any recommendations made by the consultant must be implemented prior to issuing the Occupation Certificate in order to achieve compliance with noted conditions of this consent.

Reason: To verify acoustic compliance.