

## Environmental Health Referral Response - industrial use

<b>Application Number:</b>	DA2022/1000
<b>Date:</b>	10/08/2022
<b>To:</b>	Lashta Haidari
<b>Land to be developed (Address):</b>	Lot 100 DP 1276056 , 19 - 21 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

Demolition of the existing, and construction of new buildings at the Royal Far West Manly site triggers a review of health amenity outcomes for surrounding 'sensitive receivers'. Amenity categories such as light, odour and noise are potential issues to be looked at.

#### Noise

Kitchen and car park exhausts, air conditioning banks are classed as mechanical plant which produce noise. By ensuring that the building design has adequate provisions to discharge exhausts at the roof level, we can most effectively control noise impacts on residential receivers (in particular).

An acoustic report has been provided to account for mechanical plant noise. Cross-referencing the Master Plans with the control measures in that report, we are satisfied that the development can meet the criteria of the Manly DCP as well as the *Noise Policy for Industry* recommendations for noise amenity.

Waste collection was also considered regarding noise impacts during night-time periods (NPfI). The proposal has the waste area positioned in the basement carpark, and as stated, "private collection service from the basement can occur discreetly away from the built surrounds, minimising any amenity impacts to the neighbouring properties and Manly Beach proper". We support this proposition as it infers a reduced noise impact because noise will be 'internalised'. We recommend a restriction on waste collection times -from 6am to 10pm to prevent excessive noise from garbage collection trucks on entry/exit of the carpark.

#### Odour

Because the waste location is below ground level, it may need to be well ventilated to control odour. In the waste management plan, it is proposed that the waste area will be mechanically ventilated. If this is the preferred method, the ventilation must not discharge onto external public areas or at ground level.

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**

**Operational - Waste Collection Hours**

Waste collection must only occur between the hours of 6am and 10pm on any day.

Reason: Minimise noise impacts on residents. (DACHPBOC5)

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

**Noise - Design of Mechanical Plant**

Prior to the issue of a Construction Certificate, the design, specifications and location of noise generating mechanical plant are to be implemented into the design of buildings B, C and D, and provided to the Principal Certifier.

A further acoustic assessment is to be undertaken by a suitably qualified professional such as an acoustic engineer to determine acoustic treatments required to control noise emissions from all mechanical plant noise in accordance with Section 7 of the Acoustic Logic report entitled "Royal Far West, 14-22 Wentworth Street & 19-21 South Steyne, Manly - DA Acoustic Assessment - Document Number AC-RPT-0001". Any design recommendations made by the consultant must be implemented into the plans prior to issuing the Construction Certificate in order to achieve compliance with noted conditions of this consent.

Any external mechanical exhaust discharge must be above the roofline and discharged in a manner that is not likely to cause an amenity impact.

Reason: To maintain amenity of the surrounding area.

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

**Implementation of Acoustic Design**

Prior to any Occupation Certificate being issued, an acoustic assessment is to be undertaken by a qualified and experienced person(s) to confirm compliance with recommendations within:

- the Acoustic Logic report entitled "Royal Far West, 14-22 Wentworth Street & 19-21 South Steyne, Manly - DA Acoustic Assessment - Document Number AC-RPT-0001", as well as
- the acoustic assessment of mechanical plant noise which is supplementary to Section 7

recommendations in the AC-RPT-0001 report.

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

Reason: To protect the acoustic amenity of residential properties. (DACHPFPOC6)