

Environmental Health Referral Response - industrial use

Application Number:	DA2022/1393
Date:	07/09/2022
To:	Olivia Ramage
Land to be developed (Address):	Lot B DP 321706 , 70 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

The application proposes the change of use from Office Premises to a Pilates Studio, which is categorised under the Manly Local Environmental Plan 2013 as a 'Recreation Facility (Indoor)'. The application also includes the internal fitout to the first floor tenancy and a new non-illuminated top hamper sign to Rialto Lane.

The internal layout to the first floor tenancy would include a reception area, and the Pilates Studio with thirteen (13) Pilates Reformers. The total gross floor area of the Pilates Studio would be approximately 74.5m².

No alterations are proposed to the external elevations of the existing building.

A new top hamper sign is proposed to the Rialto Lane frontage, which will measure 1800mm in length, 700mm in height and project 80mm in depth off the building. The sign is not proposed to be illuminated and will have a black background with the name of the business (studio pilates international) in white lettering.

The Pilates Studio will operated anywhere between the hours of 6am to 7pm Monday to Friday and 7am to 12pm Saturday and Sunday, with a maximum of two (2) employees on site at any given time and fifteen (15) clients.

Fitness studios are the source of numerous complaints to Council for noise to neighboring occupancies due to impact noise and music.

This can be resolved with conditions of approval, management and often acoustic treatments.

In this case the main source of noise is likely to be through the windows, most likely to Rialto lane where sound will resonate and not to a ground floor commercial occupier below.

An acoustic assessment is likely to be expensive so reasonable conditions can be placed on the approval to achieve a similar outcome without delay.

Environmental Health supports the proposal 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:

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

Noise Management

- a. Windows and doors shall, if necessary to prevent a noise nuisance, be kept closed to prevent music and verbal instructions being audible in any neighbouring residential premises at any time.
- b. Speakers shall be directed away from windows and doors to minimise noise transference outside the premises.
- c. Bass sound on amplified equipment is to be minimised at all times.
- d. Should Council receive complaints, an acoustic assessment is to be undertaken and any recommendations are to be implemented in an agreed timeframe Council and the operator.

Reason: To prevent a noise nuisance to residential receiver