

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:	27/02/2025
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

Recommendation

REFUSAL

The proposal is therefore unsupported.

Note: Should you have any concerns with the referral comments above, please discuss these with the Responsible Officer.

Recommended Environmental Investigations Conditions:

Nil.