

## Environmental Health Referral Response - industrial use

<b>Application Number:</b>	DA2023/0021
<b>Proposed Development:</b>	Alterations and additions to an existing building and use of premises as a business premises (sports therapy and recovery services) including internal fit-out and signage
<b>Date:</b>	31/01/2023
<b>To:</b>	Jordan Howard
<b>Land to be developed (Address):</b>	Lot 2 SP 67886 , 29 Belgrave Street MANLY NSW 2095 Lot 1 SP 67886 , 29 Belgrave Street 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 development application which proposes a commercial premises for sports therapy and recovery services and associated internal fit-out.

The future noise implications from the development will need to be assessed. Air conditioning and ventilation motors, pool pump equipment and the like will need to be addressed taking into consideration acoustic requirements.

### 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 THAT MUST BE ADDRESSED PRIOR TO ANY COMMENCEMENT**

#### Noise Controls

A suitably qualified acoustic consultant must be engaged to assess mechanical plant noise levels on nearby sensitive receivers once a preliminary design for the mechanical plant specifications of the development are available.

The suitably qualified person must prepare a thorough and detailed report must also include reduction and attenuation measures for potential noise emanating from amplified music, public address system, air conditioning, plant equipment and pool pumps installed on the premises.

Reason: To reduce the noise nuisance to residents, and to assist in compliance with the Protection of the Environment Operations Act 1997 and Regulations.

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

### **Noise certification**

A report and certification prepared by an appropriately qualified or accredited person shall be submitted, assessing mechanical plant noise levels, PA systems, acoustic sound equipment, pool pumps, air conditioners and plant and equipment on nearby sensitive receivers. the report shall be provided to the Council / Accredited Certifier demonstrating compliance with all acoustic reports, requirements and the EPA Noise Policy for Industry prior to the occupation of the completed works.

Reason: To ensure that noise generated from the development does not result in offensive noise to any other party.

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

### **Amenity**

The implementation of this development shall not adversely affect the amenity of the neighbourhood or interfere unreasonably with the comfort or repose of a person who is outside the premises by reason of the emission or discharge of noise, fumes, vapour, odour, steam, soot, ash, dust, waste water, waste products, grit, oil or other harmful products.

Reason: To ensure the surrounding area and people within the neighbourhood are not affected adversely and to ensure compliance with the Protection of the Environment Operations Act 1997.

### **Noise Impact On Surrounding Area**

The use of the premises shall not cause a sound level in excess of 5 dB(A) at any time above the background noise level at any point along the site boundaries when measured in accordance with the Environment Protection Authority's Noise Policy for Industry.

Reason: To ensure compliance with acceptable levels of noise established under best practice guidelines.