

Environmental Health Referral Response - industrial use

Application Number:	DA2019/0512
To:	Claire Ryan
Land to be developed (Address):	Lot CP SP 12989 , 19 - 23 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

Significant alterations and additions to the existing building have been assessed acoustically by Acoustic Logic in their report dated 30.4.2019 Project 20190376.1. The main issue being noise from many external sources to occupiers.

Design recommendations have been made but mechanical ventilation and other site generated noise needs to be assessed following equipment selection. Noise and vibration from the lift is not mentioned but can be conditioned.

Recommendation

APPROVAL - subject to conditions

Recommended Environmental Investigations Conditions:

CONDITIONS TO BE COMPLIED WITH DURING DEMOLITION AND BUILDING WORK

Noise during construction

Noise reduction measures including best practice shall be undertaken to minimise noise to adjoining premises

Reason: To minimise noise to neighbouring residents and business (DACHPEDW5)

Dust Control during works -

Dust control measures including best practice, and in accordance with NSW Workplace Health and Safety Regulations and the Protection of the Environment Operations Act 1997, shall be implemented to minimise dust to neighbouring residents and businesses and ensure any airborne substance is kept within the boundaries of the site

Reason: To minimise dust to neighbouring residents and businesses and avoid air pollution.

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

Noise review prior to occupation certificate -

Prior to occupation an acoustic review of findings and recommendations contained within the report by Acoustic Logic in their report dated 30.4.2019 Project 20190376.1 of noise reduction measures to avoid nuisance to occupiers of the residential units shall be supplied to the Certifier by a suitably qualified person stating Compliance.

In addition; noise sources from the building(mechanical ventilation/air conditioning, lift noise/vibration, plant , equipment) are also to be assessed for compliance with State, legislation and guidelines.

Reason: To maintain the acoustic amenity to residents