

## Environmental Health Referral Response - industrial use

<b>Application Number:</b>	DA2024/1171
<b>Proposed Development:</b>	Construction of a single storey building and use of premises as a recreational facility (indoor) and associated signage
<b>Date:</b>	12/09/2024
<b>To:</b>	Maxwell Duncan
<b>Land to be developed (Address):</b>	Lot 2742 DP 752038 , 2742 / 9999 Condamine Street MANLY VALE NSW 2093

### 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 been requested to consider this proposal in regard to potential noise impacts.

The proposal documentation contains a report by an acoustic consultant who has undertaken an assessment to determine the suitability of the development to the location.

Based on the information provided in the report, the proposal is supported with the recommendation of a number of conditions of consent recommended to mitigate noise impacts through the construction phase of the development as well as the ongoing use.

### 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 TO BE SATISFIED PRIOR TO THE ISSUE OF THE CONSTRUCTION CERTIFICATE

### Mechanical Plant and Equipment

Details of mechanical plant and equipment have not yet been provided.

When this equipment has been selected, prior to the issuing of a construction certificate, and acoustic assessment by a suitably qualified acoustic consultant is required to be undertaken to determine what

acoustic treatment required to control noise emissions to satisfactory levels.

Reason: To mitigate noise impact on surrounding receivers

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

### **Construction Noise and Vibration Management Plan**

Prior to commencement of works, a Construction Noise and Vibration Management Plan shall be developed in accordance with the requirements of section 7 of the Acoustic Report by Acoustic Logic document reference 20240509.2/0907A/R0/PF dated 0/07/2024.

The Construction Noise and Vibration Management Plan shall be complied with throughout the duration of demolition, excavation and construction.

Reason: To reduce noise impact during the construction phase

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

### **Acoustic Design Recommendations**

Prior to the issuing of any Construction Certificate, documentation is to be submitted to the satisfaction of the Principal Certifier that design recommendations within the acoustic report Acoustic Logic document reference 20240509.2/0907A/R0/PF dated 0/07/2024. have been implemented / incorporated into the design of the premises.

Reason: To prevent noise nuisance by using mitigation measures in design.

### **Mechanical Ventilation certification**

Prior to the issuing of an Occupation Certificate, certification is to be provided from the installer of the mechanical ventilation system that the design, construction and installation of the mechanical ventilation system is compliant with the requirements of AS1668 The use of mechanical ventilation.

Details demonstrating compliance are to be submitted to the Principal Certifier.

Reason: To ensure that the mechanical ventilation system complies with the design requirements.