

Environmental Health Referral Response - industrial use

Application Number:	DA2023/0987
Proposed Development:	Demolition and construction of a shop top housing development with basement parking
Date:	12/04/2024
To:	Maxwell Duncan
Land to be developed (Address):	Lot 1 SP 14133 , 39 Belgrave Street MANLY NSW 2095 Lot 2 SP 14133 , 38 Belgrave Street MANLY NSW 2095 Lot 3 SP 14133 , 36 Belgrave Street MANLY NSW 2095 Lot 4 SP 14133 , 35 Belgrave Street MANLY NSW 2095 Lot 5 SP 14133 , 1 / 37 Belgrave Street MANLY NSW 2095 Lot 6 SP 14133 , 2 / 37 Belgrave Street MANLY NSW 2095 Lot 7 SP 14133 , 3 / 37 Belgrave Street MANLY NSW 2095 Lot 1 DP 100633 , 40 Belgrave Street MANLY NSW 2095 Lot 1 DP 104766 , 41 Belgrave Street MANLY NSW 2095 Lot 1 DP 34395 , 42 Belgrave Street MANLY NSW 2095 Lot 1 DP 719821 , 43 Belgrave Street MANLY NSW 2095 Lot CP SP 14133 , 35 - 39 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

This application is seeking consent for the demolition of the existing structures and the construction of a shop top housing development at 35-43 Belgrave Street, Manly. The application proposes 512m² of commercial floor space at the ground floor, 25 residential apartments throughout the upper four floors, and two levels of basement carparking for 45 cars. The application also includes basement storage, separate residential and commercial waste rooms, associated infrastructure and landscaping.

Environmental Health has reviewed the amended Noise and Vibration Impact Assessment prepared by E-LAB Consulting dated 28 March 2024 reference P00567 Revision 004 and the acoustic letter prepared by E-LAB Consulting dated 28 March 2024.

Environmental Health recommends 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

External Sound Insulation

Prior to the issue of any Construction Certificate, the acoustic building facade requirements are to be implemented into the final design of the building as per Section 6.2 of the Acoustic Report prepared by E-LAB Consulting dated 28 March 2024 reference P00567 Revision 004.

Details demonstrating compliance are to be submitted to the Certifier prior to the issue of the Construction Certificate.

Reason: To ensure the development complies with noise criteria.

Mechanical Plant and Equipment

Prior to the issue of any Construction Certificate, a suitably qualified person is to undertake a detailed assessment of noise emissions from all mechanical plant and equipment once equipment selections and layouts are finalised to ensure compliance with the noise emission criteria established in Section 4.2. and internal noise levels in Section 4.1 of the Acoustic report prepared by E-LAB Consulting dated 28 March 2024 reference P00567 Revision 004.

Details demonstrating compliance are to be submitted to the Certifier prior to the issue of the Construction Certificate.

Reason: To ensure compliance with noise emissions.