

Environmental Health Referral Response - commercial use

Application Number:	DA2019/0997
To:	Daniel Milliken
Land to be developed (Address):	Lot 1 DP 80202 , 50 East Esplanade MANLY NSW 2095 Lot 10 DP 1207797 , 46 - 48 East Esplanade MANLY NSW 2095 Lot 1 DP 971762 , 6 The Corso MANLY NSW 2095

Reasons for referral

This application seeks consent for one or more of the following:

- Food premises, or
- Backpackers/Boarding house, or
- Mortuary, or
- Skin penetration, accupuncture, tattoo, beauty salon, or
- Public pool

And as such, Council's Environmental Health and Protection officers are required to consider the likely impacts.

Officer comments

General Comments

Environmental Health has reviewed this application in regard to food premises and in regard to noise implications. Additionally acid sulfate soil class 4 is not affected.

The exact nature of each occupancy has not yet been resolved and would be subject to a separate DA for fit out.

Likewise the noise assessment has only been carried out to establish a background and the acoustic report by Rodney Stevens Acoustics Report 1903281 requires further assessment once plant and equipment has been selected and provides a basis for future assessment and design.

On that basis environmental health have no objections to the proposal But will add conditions below

Recommendation

APPROVAL - subject to conditions

Recommended Environmental Health and Protection Conditions:

CONDITIONS TO BE COMPLIED WITH DURING DEMOLITION AND BUILDING WORK

Pollution-Noise and Dust

Works shall be managed to ensure noise and dust are not a nuisance to any neighbouring occupants at any time.

Reason: To comply with legislation and avoid nuisance to neighbours

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

Noise -design

1. The recommendations contained in the report by Rodney Stevens Acoustics Report 1903281 being implemented.
2. Before DA 's are lodged for each occupancy the noise implications shall be taken into the design based on the findings and assessment contained in the report by Rodney Stevens Acoustics Report 1903281.

Reason: To ensure noise is appropriately managed at the design stage to ensure ongoing compliance and avoid nuisance.

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

Occupancies containing food premises

Occupancies containing food premises being the subject of Development Approval

Reason: The ensure food premises occupancies are assessed prior to fit out/use