

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:	22/08/2023
To:	Alex Keller
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 Noise and Vibration Impact Assessment prepared by E-LAB Consulting dated 11 July 2023, Project No. P00567 and clarity is required on the Acoustic Report for this development.

The following questions require clarification before Environmental Health can finalize their assessment:

1) There is no mention of the period of time over which the Long-term noise monitoring for the RBL was conducted and this data is also not attached to the report. Can you please clarify the time period and dates when the long-term noise monitoring was conducted and provide the supporting data. The Noise Policy for Industry 2017 states for assessing background noise levels accurately, you need *'equivalent to one week's worth of valid data covering the days and times of operation of the*

development' for long-term monitoring.

2) There are no details on the conditions for monitoring over the long-term monitoring. For example, wind speed, extraneous noise. For example, was there any construction occurring elsewhere over this monitoring period that may impact the assessment?

5) The noise mitigation measures in Section 6.1 of the report are not specific or detailed to allow the applicant to have effective measures installed. Can the acoustic consultant provide detailed noise mitigation measures to include, specific material to be used, where it is recommended to be placed, the expected noise level reduction to ensure compliance with the noise emission criteria established in Section 4.2. and internal noise levels in Section 4.1.

6) What construction material is suggested for use for the Acoustic Plant Screen referenced for the roof?

In Section 6.2 of the acoustic report, the following is stated:

Detailed design of the building façade glazing and non-glazed elements should be undertaken during the subsequent development applications to identify specific requirements to spaces located with direct line of sight to the surrounding roads.

Environmental Health requires details of the building facade at this stage to ensure the application is conditioned appropriately to achieve acoustic compliance.

The facade glazing Type 1 and 2, Environmental Health would consider the apartments facing Belgrave Street and Raglan Street on levels 1 and 2 to experience a high level of traffic noise and therefore request that you consider applying Type 2 glazing to all facades of these apartments.

Environmental Health recommends refusal at this time.

The proposal is therefore unsupported.

Note: Should you have any concerns with the referral comments above, please discuss these with the Responsible Officer.

Recommended Environmental Investigations Conditions:

Nil.