

## Environmental Health Referral Response - industrial use

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|----------------------------------------|----------------------------------------------------------------------------------------------------------------|
| <b>Application Number:</b>             | DA2024/1297                                                                                                    |
| <b>Proposed Development:</b>           | Alterations and additions to a building and use as recreational facility (indoor) including signage            |
| <b>Date:</b>                           | 12/10/2024                                                                                                     |
| <b>To:</b>                             | Jordan Howard                                                                                                  |
| <b>Land to be developed (Address):</b> | Lot A DP 962291 , 3 - 5 Pittwater Road MANLY NSW 2095<br>Lot B DP 962291 , 3 - 5 Pittwater Road 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

The proposal seeks to to internally expand the existing 24/7 Anytime Fitness Gymnasium) currently located on the Ground and First Floor Levels of the two storey commercially orientated building at 3 – 5 Pittwater Road, Manly, NSW, into an adjacent Ground Floor Level Tenancy.

The proposal is supported by an acoustic report by a qualified acoustic consultant as well as a Plan of Management.

The acoustic report and plan of management outline a number of measure proposed to be undertaken mitigate potential noise issues, including some acoustic treatments as well as operational measures.

The proposal is supported with the recommendation of appropriate conditions of consent.

### 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:

## DEVELOPMENT CONSENT OPERATIONAL CONDITIONS

### Acoustic Review

Within 30 days from the operations commencing under the terms of this consent, an acoustic review of the findings and recommendations of the Acoustic Report by NORREBRO DESIGN dated 12

September 2024 and any additional requirements at OC acoustic review stage; shall be carried out on site (during a busy period of trading) and any necessary action to obtain acoustic compliance, shall be completed within a further 30 days of the assessment. The report associated with the compliance testing is to be furnished to Council for its records.

Reason: To ensure acoustic compliance in an operational situation.

### **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 by NORREBRO DESIGN dated 12 September 2024 have been implemented / incorporated into the design of the premises.

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

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

#### **Acoustic Requirements - On-going**

Compliance with the recommendations within the Acoustic Report by NORREBRO DESIGN dated 12 September 2024 and any additional requirements at OC review stage.

Reason: To prevent a noise nuisance to any neighbouring residential receiver.

#### **Plan of Management**

Ongoing compliance with the Plan of Management dated 23 September 2024 by Prestige Town Planning must be complied with in perpetuity.

Reason: To ensure any potential noise issues are appropriately mitigated.