

Environmental Health Referral Response - industrial use

Application Number:	DA2025/0139
Proposed Development:	Alterations and additions to a registered club (Dee Why RSL)
Date:	21/05/2025
To:	Dean Pattalis
Land to be developed (Address):	Lot 1 DP 706230 , 932 Pittwater Road DEE WHY NSW 2099

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 development proposes a number of external and internal alterations to the existing club that seek to alter a significant portion of the club.

Environmental Health does not object to the proposal generally however there are a number of concerns that are raised.

An acoustic report provided with the proposal documentation notes a number of "likely" in relation to noise emissions such as:

: "...Operational noise associated with patrons within the enclosed areas will be relatively contained by the building façade and roof which will be sealed, air conditioned and likely to include 6mm glazing...."

The report also speaks of *"...Mitigation measures that are commonly employed to control noise emissions from mechanical plant..."* and provides a number of examples.

Additionally, there does not appear to be any specific recommendations contained within the report as to acoustic treatments required to assist in noise mitigation by built form and building design.

A significant portion of the premises is to be redeveloped, with the potential for a large amount of plant to be installed, ie ("...major mechanical noise sources associated with the development will be exhaust fans, new cooling tower, rooftop air conditioners, AHUs servicing the gaming areas, and new plant room to house new chiller, chilled water pumps and heat pump..."

Accordingly, Environmental Health is not confident at this stage that adequate assurances have been provided to assure that the development will not result in unwanted noise that has the potential to impact the community.

21/05/2025 - Updated comments

The applicant has provided further information by way of an updated acoustic report.

The provides clarity in relation to a number of previous issues raised in the referral response be Environmental Health. The proposal is supported with a number of conditions of consent recommended.

Recommendation

APPROVAL - with 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 Architectural Specifications

Prior to the issue of a Construction Certificate, a detailed acoustic review shall be undertaken, once final plant selections and architectural specifications are confirmed, to ensure that the mitigation measures assumed in acoustic report acoustic report "NOISE AND VIBRATION IMPACT ASSESSMENT", reference RWDI # 2407558 version G dated 29 April 2025 by RWDI Australia Pty Ltd, submitted with the proposal are reflected in the final design.

Reason: To ensure noise impacts are mitigated by building elements and design.

CONDITIONS THAT MUST BE ADDRESSED PRIOR TO ANY COMMENCEMENT

Construction Noise and Vibration Management Plan

Prior to commencement of any works, a Construction Noise and Vibration Management Plan is to be provided to the Principal Certifier.

The plan is to provide the necessary mitigation measures to reduce impact on surrounding properties throughout the demolition, excavation and construction phases of the development.

The plan is to incorporate recommendations as noted in the acoustic report "NOISE AND VIBRATION IMPACT ASSESSMENT", reference RWDI # 2407558 version G dated 29 April 2025 by RWDI Australia Pty Ltd.

The plan is to be complied with on an ongoing basis until such time that an Occupation Certificate for the development has been issued.

Reason: To ensure amenity impacts on nearby receivers are appropriately mitigated.

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

Certification of acoustic measures

Before the issue of an occupation certificate, a suitably qualified person must provide details demonstrating compliance to the principal certifier that all acoustic measures and recommendations have been implemented in accordance with the acoustic report acoustic report "NOISE AND VIBRATION IMPACT ASSESSMENT", reference RWDI # 2407558 version G dated 29 April 2025 by RWDI Australia Pty Ltd.

Reason: To protect the amenity of the local area.

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

Acoustic Requirements - On-going

Compliance with the recommendations within the acoustic report "NOISE AND VIBRATION IMPACT ASSESSMENT", reference RWDI # 2407558 version G dated 29 April 2025 by RWDI Australia Pty Ltd. and any additional requirements at OC review stage.

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