

Environmental Health Referral Response - industrial use

Application Number:	DA2025/0077
Proposed Development:	Demolition works and construction of shop top housing including strata subdivision
Date:	05/02/2025
To:	Claire Ryan
Land to be developed (Address):	Lot 1 DP 900061 , 28 Lawrence Street FRESHWATER NSW 2096 Lot 1 DP 100563 , 22 Lawrence Street FRESHWATER NSW 2096 Lot 1 DP 578401 , 20 Lawrence Street FRESHWATER NSW 2096 Lot 45 DP 974653 , 16 Lawrence Street FRESHWATER NSW 2096 Lot 1 DP 595422 , 10 Lawrence Street FRESHWATER NSW 2096

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 is accompanied by a report by an acoustic consultant which provides a number of recommendations, both on going and during the construction phase which seek to minimise the noise impact to the community.

Environmental Health supports the proposal and recommends a number of 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:

CONDITIONS TO BE SATISFIED PRIOR TO THE ISSUE OF THE CONSTRUCTION CERTIFICATE

Construction Noise and Vibration Management Plan

Prior to the issue of any Construction Certificate a Construction Noise and Vibration Management Plan be prepared to the satisfaction of the Principal Certifier, to assess the impact of Construction on surrounding noise and vibration sensitive receivers.

The report should be prepared by a qualified acoustic consultant and should include the following:

- Identification of the noise and vibration standards and statutory requirements which will be applicable to this project, in line with those presented within Section 7 of the acoustic report titled Noise Impact Assessment by Acoustic Logic dated 7/11/2024 reference 20221431.2/0711A/R0/HD.
- Identification of potentially impacted nearby sensitive noise receivers to the development, in line with those presented within Section 3 of this report.
- Identify likely sources of noise and vibration generation during construction and predicted noise levels at nearby development.
- Formulation of a strategy to comply with the standards identified and mitigation treatments in the event that compliance is not achievable.

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

Ongoing compliance with the Construction Noise and Vibration Management Plan is required through the course of the development

Reason: To ensure the premises are maintained in an appropriate manner.

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 titled Noise Impact Assessment by Acoustic Logic dated 7/11/2024 reference 20221431.2/0711A/R0/HD have been implemented / incorporated into the design of the premises.

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

Mechanical Plant and Equipment

Prior to the issuing of a Construction Certificate acoustic treatments to all plant are to be reviewed by an acoustic consultant prior to construction, once final plant selections have been made to ensure relevant noise emission requirements are satisfied.

Noise levels are to be satisfied cumulatively from all plant servicing the development. Details are to be demonstrated to the satisfaction of the principal certifier.

Reason: To preserve the amenity of the neighbourhood and prevent the occurrence of offensive noise

**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 have been implemented / incorporated into the design of the premises.

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

Plan of Management - Rooftop Communal Open Space

Prior to the issuing of an Occupation Certificate a comprehensive Plan of Management for the use of the rooftop communal open space must be prepared and lodged with Council.

The Plan of Management must contain sufficient detail, to the satisfaction of a Council Environmental Health Officer, to effectively manage the use of the rooftop communal open space so as to reduce the likelihood of offensive noise being emitted.

Reason: To maintain the amenity of the neighbourhood