

## Environmental Health Referral Response - industrial use

<b>Application Number:</b>	Mod2022/0070
<b>Date:</b>	31/08/2022
<b>To:</b>	Adam Susko
<b>Land to be developed (Address):</b>	Lot 1 DP 5055 , 8 Forest Road WARRIEWOOD NSW 2102

### 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

#### ***Supported, with conditions***

#### *Revised comments - 30/05/22*

The revised Acoustic Report submitted by Acoustic Logic satisfactorily demonstrates that the proposed air-conditioning units atop of the building will not generate any unreasonable acoustic impacts on the subject or surrounding properties. The proposal is therefore supported.

#### *Previous comments - 31/3/22*

The application also seeks to locate integrated and appropriately screened air-conditioning condenser units on the roof of the approved residential flat buildings where they will not be visible from a public place and not give rise to any adverse residential amenity impacts in terms of noise.

Proposed modifications to consent document N0440/15 relating to health amenity criteria are limited to noise impacts from rooftop air conditioning units. We noted a request to delete condition B28 -relating to the addition and allowance of rooftop air conditioning units, which would allow noise and vibration source to be centralised. The addition of mechanical plant, externally, on the rooftop requires the analysis and support of an acoustic report to ensure that noise and vibration can be mitigated both by design and application. No acoustic report has been provided.

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

#### **Acoustic Review - prior to occupation certificate**

Prior to any occupation certificate being issued, a further acoustic assessment is to be undertaken by a qualified and experienced person(s) to confirm compliance recommendations within the project noise trigger level within Table 2 of the Noise Assessment by Acoustic Logic dated 30 May 2022, (reference:

20220591.1/3005A/RF0/HD).

Any recommendations made by the consultant/s must be implemented prior to issuing the Occupation Certificate.

Reason: To protect the acoustic amenity of neighbouring properties.