

Environmental Health Referral Response - industrial use

Application Number:	DA2024/0597
Proposed Development:	Demolition works and construction of Shop top Housing
Date:	04/06/2024
To:	Adam Croft
Land to be developed (Address):	Lot 10 DP 8172 , 21 Oaks Avenue 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

This application is seeking consent for a shop top housing development at 21 Oaks Avenue, Dee Why. The development includes the demolition of the existing structures and the construction of a shop top housing development of 22 apartments, 2 office suites above a ground floor retail tenancy and parking for 28 vehicles over 3 levels.

There will be two levels of basement parking,

Residential units are located directly behind 21 Oaks Avenue.

The background noise level of the area would general be busy with many commercial/retail businesses mixed within residential properties. The proposed development within this area would not be out of context.

An acoustic assessment was prepared by Acoustic Dynamics dated 21 December 2023. The acoustic report determines noise emission from the development, once operational, are predicted to comply with the relevant noise emission criteria.

A Construction Noise and Vibration Management Plan has also been provided by Acoustic dynamics dated 21 December 2023.

Environmental Health recommends 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

Acoustic Assessment

Prior to the issue of any Construction Certificate, an acoustic assessment is to be undertaken by an appropriately qualified acoustical consultant to assess the specific material and construction specifications proposed to ensure they provide acoustic measures to reduce noise emissions to surrounding residents.

The report is to assess the building materials and specifications proposed to ensure noise from the commercial units do not adversely impact on the residential units above.

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

Reason: To ensure noise emission levels are in compliance with the acoustic report.

CONDITIONS TO BE COMPLIED WITH DURING DEMOLITION AND BUILDING WORK

Acoustic Control Measures

The recommended acoustic control measures detailed within Section 7 of the Construction Noise & Vibration Management Plan dated 21 December 2023, reference 6256R002.LM.231212 are to be implemented into the excavation, demolition and construction works.

Details demonstrating compliance with the above is to be provided to the Principal Certifying Authority.

Reason: To ensure noise levels are managed throughout excavation, demolition and construction

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

Noise Management Plan

Prior to the issuing of an Occupation Certificate, a Building Noise Management Plan is to be prepared and managed by the building manager. The plan is to include best management practices and procedures to protect the acoustic amenity of building occupants and residents of the surrounding area. The Plan is to include, but not limited to, items details within the Acoustic Report prepared by Acoustic Dynamics dated 21 December 2023, reference number 6256R001.LM.231206.

Details demonstrating compliance are to be submitted to the Principal Certifier.

Reason: To ensure the development, once operational, is not created an adverse noise impact.

Mechanical Plant

Prior to the issue of an Occupation Certificate, mechanical plant selection and location shall be in accordance with Section 6.2 of the Acoustic Report prepared by Acoustic Dynamics dated 21 December 2023, reference number 6256R001.LM.231206.

Details demonstrating compliance are to be submitted to the Principal Certifier.

Reason: To ensure selected plant complies with the noise emissions within the acoustic report.