

Environmental Health Referral Response - industrial use

Application Number:	REV2022/0004
Date:	21/04/2022
To:	Maxwell Duncan
Land to be developed (Address):	Lot 111 DP 11936 , 16 Bangaroo Street NORTH BALGOWLAH NSW 2093

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

A review of determination for DA2021/0680 includes changes to the Operational Plan of Management relating to noise.

As requested in a previous environmental health referral:

- Contact phone number of the centre's director to be made available to neighbours – has been amended and no longer required as a condition of consent;
- Allowing only a maximum of eight children to play outside in the play area – no change to this requirement as the acoustic report is based-on 8 children outdoors where: noise prediction levels equal the noise criteria identified for residential amenity.

Please see conditions below.

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

Compliance with Plan of Management

The requirements of the Operation Plan of Management are to be fully implemented in perpetuity from the issue of any interim / final occupation certificate.

Reason: To maintain a reasonable level of amenity to the area. (DACHPBOC5)

Use of Outdoor Play Area

The use of the outdoor play area is to be restricted to a maximum of 8 children at any one time.

Reason: To maintain amenity of the surrounding area. (DACHPBOC6)

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

Acoustic Report Recommendations

Prior to the issuing of any Construction Certificate, documentation is to be submitted to the satisfaction of the Principal Certifier that recommendations within the Acoustic Report by Wilkinson Murray Pty Limited dated 17 May 2021 (reference: Report No. 20194 Version C) have been implemented/incorporated into the design of the premises.

Reason: To protect acoustic amenity of surrounding premises.

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

Acoustic Report Certification

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 with recommendations within the Acoustic Report by Wilkinson Murray Pty Limited dated 17 May 2021 (reference: Report No. 20194 Version C), including but not limited to:

- Noise Barrier requirements;
- Mechanical Plant requirements; and
- Indoor Playrooms requirements.

Any recommendations made by the consultant must be implemented prior to issuing the Occupation Certificate in order to achieve compliance with noted conditions of this consent.

The updated acoustic assessment is to be submitted to the satisfaction of the Principal Certifier.

Reason: To protect acoustic amenity of surrounding premises.
(DACHPFPOC6)