

Environmental Health Referral Response - industrial use

Application Number:	DA2024/1303
Proposed Development:	Two (2) staged redevelopment of the Forestville RSL club involving the construction of a registered club and fifty five (55) independent living units and ancillary uses
Date:	28/10/2024
To:	Adam Croft
Land to be developed (Address):	Lot 11 DP 626916 , 11 / 0 Melwood Avenue FORESTVILLE NSW 2087 Lot 31 DP 366454 , 20 Melwood Avenue FORESTVILLE NSW 2087 Lot 2589 DP 752038 , 22 Melwood Avenue FORESTVILLE NSW 2087

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 staged works are proposed:

Stage 1

- The construction of a split five level basement carpark in the location of the existing bowling greens.
- The construction of a registered club with a gross floor area of 2263m² above the basement carparking.
- The construction of 16 independent living units above pursuant to the provisions of State Environmental Planning Policy (Housing) 2021 (SEPP Housing).

Stage 2

- The demolition of the existing 3747m² registered club building.
- The construction of a single level basement carpark.
- The construction of 39 independent living units and ancillary uses across three buildings pursuant to SEPP Housing.
- The implementation of an enhanced site landscape regime.

The proposal is accompanied by an acoustic report which seeks to address potential noise impacts for both internal and external receivers by providing a number mitigation recommendations by way of construction and building elements.

Also included with the documentation is a Plan of Management which will assist in noise mitigation by implementation of a variety of procedures and strategies.

Environmental Health supports the proposal and recommends appropriate 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:

DEVELOPMENT CONSENT OPERATIONAL CONDITIONS

Acoustic Review

Within 30 days from the operations commencing under the terms of this consent, an acoustic review of the findings and recommendations of report titled Noise Impact Assessment, document reference 20240747.1/1809A/R3/SJ, dated 18/09/2024 by Acoustic Logic and any additional requirements at OC acoustic review stage; shall be carried out on site (during a busy period of trading) and any necessary action to obtain acoustic compliance, shall be completed within a further 30 days of the assessment. The report associated with the compliance testing is to be furnished to Council for its records.

Reason: To ensure acoustic compliance in an operational situation.

CONDITIONS TO BE SATISFIED PRIOR TO THE ISSUE OF THE CONSTRUCTION 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, including but not limited to elements outlined under section 9.1.2. Physical Controls within the acoustic report titled Noise Impact Assessment, document reference 20240747.1/1809A/R3/SJ, dated 18/09/2024 by Acoustic Logic have been implemented / incorporated into the design of the premises.

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

Mechanical Plant

As details of mechanical plants and equipment selections have not been finalised, prior to the issuing of a construction certificate, a cumulative assessment of both plant noise with other noise sources is required as to be undertaken by an acoustic consultant. Details of the design, selection and placement of plant items and required acoustic treatments are to be supplied to the principal certifier.

The elements of section 7.2., MECHANICAL PLANT of the acoustic report need to be considered when satisfying the above requirement.

Reason: To ensure noise impacts of plant are mitigated by design.

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

Mechanical Ventilation certification

Prior to the issuing of an Occupation Certificate, certification is to be provided from the installer of the mechanical ventilation system that the design, construction and installation of the mechanical ventilation system is compliant with the requirements of AS1668 The use of mechanical ventilation.

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

Reason: To ensure that the mechanical ventilation system complies with the design requirements.

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

Deliveries, waste and recycling collection hours

Deliveries, waste and recycling collection from the site is to be carried out between 7am and 10pm only to minimise noise.

Reason: To minimise noise to residential receivers.

Noise Mitigation Matters

- Operable walls within RSL club operations are to be closed after 10pm
- Music sound limiters are to be installed for any amplified music systems (other than low level (<70 dB(A)) background music systems). The limiters are to be set at a level as deemed appropriate to an acoustic consultant so as not to cause offensive or intrusive noise to external or internal receivers
- No music is to be played in outdoor areas from 10pm onwards.

Reason: To preserve the amenity for external and internal receivers.

Outdoor Dining Areas

All outdoor dining areas (excluding alfresco gaming areas) vacant after 10pm, except for minor patron numbers for smokers.

Reason: To protect the amenity of the surrounding neighbourhood.

Plan of Management

Ongoing compliance is required with the Plan of Management dated OCTOBER 2024 submitted with the proposal documentation

Reason: To ensure compliance with regulations and minimise amenity impacts.