

Environmental Health Referral Response - industrial use

Application Number:	DA2022/0919
Date:	19/08/2022
To:	Adam Susko
Land to be developed (Address):	Lot 188 DP 16719 , 3 Gondola Road NORTH NARRABEEN NSW 2101

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

Proposed shop top housing development includes an acoustic assessment covering the projected noise amenity impact of a carpark, mechanical plant and communal spaces.

The report has provided criteria and objectives for protection of internal noise amenity of residents on-site, those construction outcomes must become part of the design prior to the Construction Certificate being issued -see condition below.

Of primary concern are the location of mechanical plant and commercial exhaust discharge. We recommend that all exhaust discharge be done vertically at the roof, and not horizontally into public spaces.

Beyond this, we have no concerns about amenity impacts of the development.

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

Noise - Design of Mechanical Plant

Prior to the issue of a Construction Certificate, the design, specifications and location of noise generating mechanical plant are to be implemented into the design of the building and provided to the Principal Certifier.

A further acoustic assessment is to be undertaken by a suitably qualified professional such as an

acoustic engineer to determine acoustic treatments required to control noise emissions from all mechanical plant noise in accordance Section 4.3 of the acoustic report entitled "3 Gondola Road, North Narrabeen, NSW – DA Acoustic Assessment Report" numbered 220105_3 Gondola Rd Nth Narrabeen_DA Acoustic Report_3.0.docx, dated 19 May 2022.

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

Any external mechanical exhaust discharge must be above the roofline and discharged in a manner that is not likely to cause an amenity impact.

Reason: To maintain amenity of the surrounding area.

(DACHPCPCC6)

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

Implementation of Acoustic Design

Prior to any Occupation Certificate being issued, an acoustic assessment is to be undertaken by a qualified and experienced person(s) to confirm compliance with recommendations within the acoustic report entitled "3 Gondola Road, North Narrabeen, NSW – DA Acoustic Assessment Report" numbered 220105_3 Gondola Rd Nth Narrabeen_DA Acoustic Report_3.0.docx, dated 19 May 2022.

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

Reason: To protect the acoustic amenity of residential properties.

(DACHPFPOC6)