

Environmental Health Referral Response - industrial use

Application Number:	DA2020/0824
Date:	14/08/2020
To:	Daniel Milliken
Land to be developed (Address):	Lot 21 DP 11320 , 323 - 325 Condamine Street MANLY VALE NSW 2093 Lot 22 DP 11320 , 323 - 325 Condamine Street MANLY VALE NSW 2093 Lot 123 DP 737259 , 327 - 329 Condamine Street MANLY VALE NSW 2093 Lot 25 DP 11320 , 331 Condamine Street MANLY VALE NSW 2093 Lot 20 DP 11320 , 321 Condamine Street MANLY VALE 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

Environmental health analysis of a proposal for 'shop top housing'. Combination of rooftop exhausts with 33 air conditioning units adjacent existing residential dwellings -consideration of potential noise impacts.

Based on the Noise Policy for Industry recommendations and the lowest background measurements in the acoustic report, an industrial interface, RBL/intrusive noise trigger level (Urban, night time) is set at 45 dB(A).

The applicant has provided calculations for distance and parapet attenuation (dampening), and a cumulative noise level for rooftop mechanical plant as 44 dB(A). This sits within the allowable noise-creating provisions and will likely only be discernible on the quietest nights when all mechanical plant are operating.

Rock breaking of low-medium strength bedrock will have to occur during excavation, therefore surrounding residences will need to be notified of those activities (at least) one week prior.

We have not recommended restrictions on operating hours for commercial/retail operations as this can be done if/when a DA is submitted for the use of each space.

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:

CONDITIONS TO BE COMPLIED WITH DURING DEMOLITION AND BUILDING WORK

Noise from Rock-breaking

Rock-breaking activities must not occur on weekends or public holidays. Adjoining properties must be notified in writing of the times and days in which rock-breaking activities will be carried out. Notices must be distributed at least seven (7) days before the activity is to occur.

Reason: To protect the acoustic amenity of surrounding properties and the public. (DACHPEDW6)

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

Rooftop Mechanical Plant Noise Assessment

A suitably qualified person or business must investigate and provide a report to the Principle Certifying Authority, noise from the combination of all rooftop air conditioning units and car park exhaust does not exceed 45 dB(A) (L_{Aeq}) between 10 pm and 7 am at any of the surrounding residences.

If this criterion is not able to be satisfied, acoustic screening must be installed for mechanical plant to achieve sound contributions less than 45 dB(A) (L_{Aeq}) between 10 pm and 7 am at any of the surrounding residences.

Reason: To prevent noise from rooftop mechanical plant intruding surrounding residential amenity, comply with NPI guideline and Warringah DCP requirements.