

Environmental Health Referral Response - industrial use

Application Number:	DA2021/2600
Date:	20/04/2022
To:	Lashta Haidari
Land to be developed (Address):	Lot 1 DP 349085 , 49 Warriewood Road WARRIEWOOD NSW 2102 Lot 2 DP 972209 , 43 Warriewood Road WARRIEWOOD NSW 2102 Lot 2 DP 349085 , 45 Warriewood Road WARRIEWOOD NSW 2102

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

Residential development proposal includes subdivision of lots and subsequent construction of apartment buildings and house dwellings. We reviewed the aspects of amenity relating specifically to noise and *offensive noise* in the context of *Protection of Environment Operations Act 1997*.

In that regard, health amenity impacts of this development require only the following control measure:

- Noise barrier between the proposed subdivision on Lorikeet Groove and the apartments which form part of the proposed development.

This is to minimise the noise from:

- Mechanical plant that is centralised underground, and exhausted near the waste collection area; and
- Waste collection noise.

Given the information available, Environmental Health have no objections to the proposal on the basis of noise generation and impacts on amenity.

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 Barrier to be Included in Plans

Prior to the issue of a Construction Certificate, noise barrier design recommendations in Section 3 of the acoustic report 12552619-73134-4 titled "Proposed residential flat buildings at 43-49 Warriewood Road, Warriewood Acoustic Report for Garbage Collection", dated 27 May 2021, must be implemented into the plans prior to issuing the Construction Certificate in order to achieve compliance with noted conditions of this consent.

The design, specifications and location of noise barrier/s are to be included in plans provided to the Principal Certifier.

Reason: To maintain residential acoustic amenity.

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

Certification of Noise Control Measures

Prior to any Occupation Certificate being issued, noise barrier recommendations in Section 3 of the acoustic report 12552619-73134-4 titled "Proposed residential flat buildings at 43-49 Warriewood Road, Warriewood Acoustic Report for Garbage Collection", dated 27 May 2021, must be implemented.

Reason: To protect residential acoustic amenity.

(DACHPFPOC6)