

Environmental Health Referral Response - industrial use

Application Number:	DA2023/0127
Proposed Development:	Designated Development - alterations and additions to an educational establishment (Narrabeen North Public School) including the removal and replacement of trees, landscaping works, and the installation of a substation and fire hydrant booster
Date:	22/03/2023
To:	Adam Susko
Land to be developed (Address):	Lot 3 DP 1018621 , 6 Namona Street 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

A noise and vibration assessment report has been produced by Acoustic Studio Construction Noise and Vibration Impact Assessment for Designated Development ref: 20230119 SVM3450.0004.Rep.CNVIA.DD.docx 19 January 2023 to determine potential proposed works under the Designated Development for Narrabeen North Public School (NNPS) as part of the Narrabeen Education Precinct project.

Comments include :

"The existing noise environment has been established based on long-term and short-term monitoring data.

Appropriate criteria for both noise and vibration have been established based on relevant guidelines and standards. A summary of the outcomes and recommendations of this noise and vibration assessment are as follows:

Construction Noise

- Proposed construction hours are as follows:

- o Monday to Friday - 7:00am to 6:00pm

- o Saturday - 8:00am to 1:00pm

- o Sunday and Public Holidays – No works.

- Based on the results from the high-level assessment based on the indicative works, we make the following comments:

- o Construction works noise impacts will be greatest at existing classroom receivers adjacent to the construction sites. Noise from various plant and equipment operating individually are generally predicted to be above the NMLs due to the proximity to the nearest affected receivers but generally within the "Highly Noise Affected" noise levels. The worst-case noise impacts are for excavators with hammers with noise levels predicted to be above the NMLs by up to 28 dB (to classrooms with windows open, and 18 dB with windows closed).

- Where NMLs are exceeded, mitigation measures to be considered and incorporated where reasonable and feasible would include:

- o Schedule noisy activities to less sensitive times of the day for each nominated receiver (i.e. daytime hours).
 - o Hoarding that may already be included as part of the site works can reduce noise levels by 5 to 10 dB.
 - o Including Respite Periods where activities are found to exceed the 75 dB(A) Highly Affected Noise Level at receivers, such as 3 hours on and 1 hour off.
 - o The predictions for noise levels above NMLs is not unusual given the heavy plant and equipment that must be used, and the proximity to on campus sensitive receivers (some of which are within 20m).
 - o Implementation of all reasonable and feasible mitigation measures for all works will ensure that any adverse noise impacts to surrounding residential, commercial and recreational receivers are minimised when NMLs cannot be met due to safety or space constraints.
- Based on the scope of works and typical equipment required, there is a low potential for human perception vibration impacts on nearby NNPS and NSHS buildings and there is requirement to review works processes during detailed works planning to ensure that minor cosmetic impacts to structures are avoided. The significance of these impacts will need to be determined as part of the CEMP prepared by the Contractor.
 - The Contractor determine whether the existence of significant vibration levels justifies a more detailed investigation.
Construction Environmental Management Plan
 - A CEMP shall be prepared further to this assessment by the engaged Contractor."

Environmental Health supports the proposal 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 THAT MUST BE ADDRESSED PRIOR TO ANY COMMENCEMENT

Noise Management preparation before and during works

1. Prior to commencement of works neighbouring and on site affected receivers shall be notified in writing of noise implications and how these will be managed, as outlined in the Acoustic Review "Construction Noise and Vibration Impact Assessment for Designated Development by Acoustic Studio 19 January 2023" and measures put in place as recommended in the report to minimise nuisance by Noise and Vibration
2. A complaint register, including any action taken, shall be maintained on site during works.
3. The Principal Certifier is to be satisfied contractors are meeting the objectives of the Construction Noise and Vibration Impact Assessment.

Reason: To minimise nuisance by Noise and Vibration

CONDITIONS TO BE COMPLIED WITH DURING DEMOLITION AND BUILDING WORK

Dust Control

Dust control measures including best practice, and in accordance with NSW Workplace Health and Safety Regulations and the Protection of the Environment Operations Act 1997, shall be implemented to minimise dust to neighbouring residents, student and businesses and ensure any airborne substance is kept within the boundaries of the site

Measures may include but not be limited to:

- Water sprays
- Bunker storage
- Limiting size of stockpiles and covering stock piles
- Vertical barriers e.g. fencing with fine mesh attached
- Exhaust and capture

Reason: To minimise dust to neighbouring residents,students and businesses and avoid air pollution