

Environmental Health Referral Response - industrial use

Application Number:	DA2021/1039
Date:	16/11/2021
To:	Adam Mitchell
Land to be developed (Address):	Lot 2566 DP 752038 , 16 Wyatt Avenue BELROSE NSW 2085 Lot 2597 DP 752038 , 16 Wyatt Avenue BELROSE NSW 2085

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

Planner comment for Enviro Health Officer to delete: Acoustic Report now provided and available in TRIM.

General Comments

UPDATED COMMENTS

An Acoustic Report has been provided to accompany this boarding house development at 16 Wyatt Avenue, Belrose. The details on the type of location of mechanical plant is not available however the acoustic consultant has stated, *All future plant and equipment are to be acoustically treated to ensure the noise levels at all surrounding receivers comply with noise emission criteria detailed within this report. Experience with similar projects indicated that it is both possible and practical to treat all mechanical equipment such that the relevant noise levels are achieved.* Based on this statement, a condition prior to CC will be applied.

The communal areas have been provided with suggested acoustic treatments which will be conditioned accordingly. With the acoustic treatments in place, the noise levels predicted from their use is not expected to affect amenity (RBL+5dBA)

PAST COMMENTS

The applicant has not provided an acoustic report with the development proposal therefore a thorough assessment of potential noise impacts cannot be undertaken. With a residential property at 18 Wyatt and residential properties across the road less than 100m away, the acoustic report will need to consider the following but not limited to:

Potential noise generated from boarding house operation including use of communal areas (indoor and outdoor), mechanical plant noise (air conditioning, exhaust) including its location identified and noise generated from additional vehicle movements.

Noise impacts are to be assessed from the adjoining property boundaries with recommendations identified where appropriate to eliminate/manage any potential offensive noise and comply with The Noise Policy for Industry NSW EPA, 2017.

The location of outdoor lighting has not been identified on the master set of plans. Further information on this is required to assess potential impacts on nearby residents.

Recommendation

Supported

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

Communal Area Acoustic Treatments

Prior to the issue of any Construction Certificate details demonstrating compliance with the following contained within *Section 4.3.2 Communal Area Acoustic Treatments*, within the Acoustic Assessment Report dated 11 November 2021 are to be provided to the Certifying Authority prior to the issue of the Construction Certificate.

- All internal communal areas are to have a glazing construction of 6.38mm Laminate with a Rw (C;Ctr): 30 (0;-3),
- Continuous glazed/solid acoustic screens must be installed to a height of 1,800mm above the finished floor level of each outdoor communal area, on all exposed sides.

Reason: To ensure amenity of the area is protected.

Engineering Services Acoustic Assessment

Prior to the issue of any Construction Certificate, a detailed acoustic assessment is to be undertaken to ensure all cumulative noise from engineering services and mechanical services comply with the requirements as listed in Section 3.2 of the Acoustic Assessment Report dated 11 November 2021 prepared by Pulse White Noise Acoustics Pty Ltd. The acoustic assessment report is to be provided to the Principal Certifying Authority prior to Construction Certificate.

Reason: To protect noise amenity of the area

Road Traffic Noise Intrusion

Details demonstrating compliance with Section 4.1.1 to Section 4.1.4 of the Acoustic Assessment Report dated 11 November 2021 prepared by Pulse White Noise Acoustic Pty Ltd are to be provided to the Principal Certifying Authority prior to the issue of any Construction Certificate.

Reason: To protect noise amenity (DACHPCPC6)

Noise from Access Driveway

Prior to the issue of a Construction Certificate, details demonstrating compliance with Section 4.4 *Noise from Access Driveway*, within the Acoustic Assessment Report dated 11 November 2021 are to be provided to the Principal Certifying Authority. With particular attention to the following points;

- There should not be any speed humps or uneven surfaces used for speed control.

- Any required grates and drains should include fixings to prevent noise resulting from movement of surfaces.

Reason: To protect noise amenity of the area (DACHPCPC6)

CONDITIONS TO BE COMPLIED WITH DURING DEMOLITION AND BUILDING WORK

Compliance with the Boarding House Plan of Management

The requirements of the approved Boarding House Plan of Management required by this consent is to be fully implemented in perpetuity from the issue of any interim / final occupation certificate.

Reason: To ensure the premises a maintained in an appropriate manner in perpetuity. (DACHPEDW2)

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

Boarding House Plan of Management

Prior to the issuing of any interim / final occupation certificate, certification is to be provided from the operator that the requirements of the Boarding House Plan of Management have been implemented and are complian.

Details demonstrating compliance are to be submitted to the Principal Certifying Authority.

Reason: To ensure the premises a maintained in an appropriate manner in perpetuity. (DACHPFPOC7)

Engineering Services Acoustic Assessment

Certification demonstrating implementation and compliance with the recommendations provided within the engineering services acoustic assessment prepared prior to Construction Certification are to be provided to the Principal Certifying Authority prior to Occupation Certification.

To protect the noise amenity of the area

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

Communal Area Acoustic Treatments

Acoustic treatments detailed within Section 4.2.3 *Communal Area Acoustic Treatments*, within the Acoustic Assessment Report dated 11 November 2021 must be implemented into the operation of the Boarding House.

Reason: To protect the noise amenity of the area (DACHPGOG6)

Occupancy of Boarding House

The building is to contain a maximum of 122 lodgers, being no more than single or dual occupancy per designated bedroom. In order to maintain this occupancy rate, a sign is to be erected immediately adjacent to the doorway accessing the building detailing the maximum sleeping capacity of the occupancy.

Reason: To ensure the amenity of occupants. (DACPLG23)