

## Environmental Health Referral Response - industrial use

<b>Application Number:</b>	DA2019/0411
<b>To:</b>	Julie Edwards
<b>Land to be developed (Address):</b>	<p>Lot 1 DP 209019 , 2 - 8 Old Pittwater Road BROOKVALE NSW 2100</p> <p>Lot 1 DP 229795 , 2 - 8 Old Pittwater Road BROOKVALE NSW 2100</p> <p>Lot 1 DP 365898 , 2 - 8 Old Pittwater Road BROOKVALE NSW 2100</p> <p>Lot 1 DP 918786 , 2 - 8 Old Pittwater Road BROOKVALE NSW 2100</p> <p>Lot 13 DP 5876 , 2 - 8 Old Pittwater Road BROOKVALE NSW 2100</p> <p>Lot 14 DP 5876 , 2 - 8 Old Pittwater Road BROOKVALE NSW 2100</p> <p>Lot 15 DP 5876 , 2 - 8 Old Pittwater Road BROOKVALE NSW 2100</p> <p>Lot 17 DP 3674 , 2 - 8 Old Pittwater Road BROOKVALE NSW 2100</p> <p>Lot 2 DP 208793 , 2 - 8 Old Pittwater Road BROOKVALE NSW 2100</p> <p>Lot B DP 311452 , 2 - 8 Old Pittwater Road BROOKVALE NSW 2100</p> <p>Lot 2 DP 209019 , 2 - 8 Old Pittwater Road BROOKVALE NSW 2100</p> <p>Lot 1 DP 947905 , 2 - 8 Old Pittwater Road BROOKVALE NSW 2100</p>

### 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 has reviewed the proposal :

The DA seeks consent from Northern Beaches Council for the construction of a new single storey performance hall, the conversion of the existing hall for use as two classrooms and associated landscaping within the school boundaries. The proposal necessitates the removal of three trees and the demolition of an existing toilet block.

An acoustic assessment by Day Design Pty Ltd Report 6736-1.1R 11 April 2019 makes recommendations enabling the School Hall to operate without nuisance. Apart from design comments importantly ; the large glass folding door to the south-west and operable high level louvres must be closed 6pm to 10pm aslo usage being restricted 7am to 10pm. These restrictions can be lost over time so it is important that they be incorporated in the Management

Plan and signage on the items concerned.

Contamination or asbestos issues are not expected but general conditions will be added.

## **Recommendation**

APPROVAL - subject to conditions

### **Recommended Environmental Investigations Conditions:**

#### **CONDITIONS TO BE SATISFIED PRIOR TO THE ISSUE OF THE CONSTRUCTION CERTIFICATE**

##### **Noise - Design**

The acoustic assessment by Day Design Pty Ltd Report 6736-1.1R 11 April 2019 recommendations being incorporated in material and design of the building works .

Reason: To reduce noise to neighbouring receivers

#### **CONDITIONS TO BE COMPLIED WITH DURING DEMOLITION AND BUILDING WORK**

##### **Contamination Issues**

During demolition and excavation works, should the previous conclusions in regard to any contaminated soil or asbestos change, appropriate safeguard measures are to be put in place and the Certifier notified to ensure risks are adequately managed and the site made safe.

Reason: To deal with potential asbestos or site contamination if discovered

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

##### **Noise Management**

1. The acoustic assessment by Day Design Pty Ltd Report 6736-1.1R 11 April 2019 recommendations for management of noise being incorporated in a Management Plan for the use of the School Hall as well as signage on or adjacent to the large glass folding doors and louvres both requiring closure from 6pm to 10pm.

In any rental or usage by others of the School Hall noise management requirements are to form part of the agreement.

Reason: To avoid a noise nuisance to neighbours (DACHPFPOC6)