

Environmental Health Referral Response - industrial use

Application Number:	DA2024/0499
Proposed Development:	Demolition works and construction of three residential flat buildings
Date:	04/12/2024
To:	Adam Croft
Land to be developed (Address):	Lot 1 DP 213608 , 120 Frenchs Forest Road West FRENCHS FOREST NSW 2086 Lot 2 DP 213608 , 118 Frenchs Forest Road West FRENCHS FOREST NSW 2086 Lot 14 DP 25713 , 11 Gladys Avenue FRENCHS FOREST NSW 2086 Lot 24 DP 25713 , 116 Frenchs Forest Road West FRENCHS FOREST NSW 2086

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 been requested to provide comment in relation to this proposal for "Demolition works and construction of three residential flat buildings".

In the above regard, particular consideration is given to potential noise amenity impacts of the proposal, both for the community and for future occupants of the dwellings within the development.

The plans supplied with the proposal details several communal areas within the development, with one area facing Frenchs Forest Road, and others within more central area of the development thus reducing the likelihood of noise impacts on surrounding receivers.

As these area appear to be intended for the occupants as recreational open space it is considered appropriate to recommend a condition of consent in relation to amplified music in these areas to preserve amenity.

The acoustic report supplied with the proposal outlines a number of requirements relating to building elements such as glazing, potential roof, wall and ceiling penetrations, and supplementary ventilation systems.

It is also noted in the acoustic report that details of mechanical plant and equipment have not been finalised at this stage.

Despite this, the proposal is supported with the recommendation to include appropriate conditions of consent requiring compliance with recommendations of the acoustic report relating to acoustic

treatment of particular building elements.

Additionally, a further condition is recommended requiring that, prior to the issuing of a Construction Certificate, a further acoustic report is to be provided to the Certifying Authority, which demonstrates that mechanical plant intended to be installed will comply with noise emission criteria as outlined in the acoustic report submitted with this proposal.

Update - 4/12/2024

The has amended the proposal which has been duly considered with Environmental Health's referral response amended to reflect the amended acoustic report.

Recommendation

SUPPORTED - 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 SATISFIED PRIOR TO THE ISSUE OF THE CONSTRUCTION CERTIFICATE

Acoustic Report Required for Mechanical Plant

Prior to the issuing of any Construction Certificate, additional documentation from an appropriately qualified acoustic consultant is to be submitted to the satisfaction of the Principal Certifier.

The documentation is to provide detail of all mechanical plant selection, location and acoustic treatment required in order to control noise emissions to satisfactory levels in accordance with section 7 of acoustic report titled "DA Acoustic Assessment" by Acoustic Logic dated 12/11/2024.

Reason: To prevent noise nuisance by using mitigation measures in design.

CONDITIONS TO BE COMPLIED WITH DURING DEMOLITION AND BUILDING WORK

Compliance with Acoustic Report

All requirements as outlined in section 6 - "COMPLYING MIGITATION" of acoustic report titled "DA Acoustic Assessment" by Acoustic Logic dated 12/11/2024 are to be complied with.

Reason: To ensure noise mitigation and preserve residential amenity

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

Amplified Music in Communal Areas

No amplified music is permitted in any communal area of the property.

Reason: To prevent noise nuisance to any occupant or neighbouring residential receiver.

Noise From Plant and Equipment

Noise from combined operation of all mechanical plant and equipment must not generate noise levels that exceed the ambient background noise level by more than 5dB(A) when measured in accordance with the NSW Industrial Noise Policy within a habitable room of another property.

Reason: To ensure noise from plant and equipment does not affect the amenity of another property.