

Environmental Health Referral Response - industrial use

Application Number:	DA2020/0442
Date:	20/08/2020
To:	Lashta Haidari
Land to be developed (Address):	Lot B DP 316404 , 231 Whale Beach Road WHALE BEACH NSW 2107

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

DA2020/0442 relates to development of an apartment complex including food premises on the top and lower levels and retail. Conditions have been provided in the internal reference for food business. In addition to those conditions, there is a need for control of noise, odour and vibrations from equipment within plant rooms and ventilation systems connected with the building to ensure noise and vibration from this equipment does not impact on the health and well being of persons living within the complex and other surrounding premises.

Recommendation

APPROVAL - 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:

DEVELOPMENT CONSENT OPERATIONAL CONDITIONS

Plant room and equipment for operational conditions - Noise and vibrations

Noise from all plant rooms including roof top mechanical plant room, mechanical ventilation for car parks, extraction units and exhaust fans, air condition units and any motors of other equipment associated with the building must not generate noise above 5dBA at the property boundary and not be audible within habitable rooms of units within complex and surrounding premises including when doors and windows to those rooms are open.

Above equipment must not create vibrations that can be detected within habitable rooms of units within complex and surrounding premises.

Reason: to ensure no ongoing negative impacts on persons living within the complex and surrounding premises.

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

Mechanical Ventilation certification

Prior to the issuing of any interim / final occupation certificate, certification is to be provided from the installer of the mechanical ventilation system that the design, construction and installation of the mechanical ventilation system is compliant with the requirements of AS1668 The use of mechanical ventilation.

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

Reason: To ensure that the mechanical ventilation system complies with the design requirements.

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

on going condition - odour from mechanical ventilation

odours from mechanical ventilation from kitchens and other areas like car parks is not to create an odour issue to any surrounding premises both within the habitable areas and external areas used for recreation.

Reason: To ensure ventilation systems do not impact negatively on the surrounding premises.

Noise condition for on going - retail areas

No music - live or other wise is to be played in outdoor areas of the retail areas on the ground level and top level retail and no music from retail areas is to be audible in habitable areas of surrounding properties.

Reason: To ensure surrounding properties are not actively damaged by noise from the operations of retail sections of the proposed development.