

Environmental Health Referral Response - industrial use

Application Number:	DA2025/0032
Proposed Development:	Alterations and additions to a registered club (Pittwater RSL Club) including business identification signage
Date:	12/05/2025
To:	Kye Miles
Land to be developed (Address):	Lot 52 DP 1237461 , 80 - 82 Mona Vale Road MONA VALE NSW 2103

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

The Proposal includes the following scope of works:

1. Demolition Works:

Accompanying demolition work plan demonstrating the internal and external demolition works to facilitate the Proposal has been provided at Appendix 2.

2 Reconfiguration of Basement Car Parking:

- Removal of four (4) car parking spaces to allow one-way circulation.
- Addition of three (3) accessible parking spaces.
- Installation of security entry and exit boom gates.
- Installation of a car reader activation point.
- Provision of access to the new lift.

3. Ground Floor:

- Construction of a new foyer and escalator void, with installation of a new lift.
- Installation of a new entry awning.
- Reconfiguration of parking spaces.
- Replacement of existing floor finishes.
- Installation of new driveways and a suspended ceiling bulkhead.
- Upgraded drop-off and pickup zone.
- Installation of aluminium battens on existing windows.
- Addition of a new suspended LED display.
- Installation of new screening for the existing AC unit and diesel generator.

4.First Floor:

- Expansion of the walkway and corridor, including an escalator void.
- Construction of a new steel staircase linking to the existing terrace.
- Installation of a new awning, box gutter, and perforated screens.
- Addition of new building signage.

- Replacement of existing gates and screens to match the new screen around the loading dock.

5.Roof Plan:

- Installation of a new lightweight saw-tooth roof with new glazing and solar panels.
- Installation and relocation of existing mechanical units.

In regard to point 5 above in particular "Installation and relocation of existing mechanical units.", it is noted that the plans provided with the proposal contain the notation on page 14 "New & relocated Mechanical units on existing roof to be modified to suit new works".

The Statement of Environmental Effects, section c2.22 Plant, Equipment and Lift Overrun provides the comment "The Proposal incorporates plant equipment and lift overruns into the building's internal layout to minimize visual impact. Soundproofing measures and strategic siting have been implemented to limit noise exposure for residents and neighbouring properties, thereby preserving acoustic privacy and enhancing overall comfort in the surrounding area."

The above statements appear to be incongruent in that it is not clear whether the new equipment is to be provided internally or on the roof.

It is considered that any additional plant and equipment that is intended to be installed would require an assessment by an acoustic consultant to determine what measures may be required to be implemented to reduce potential noise impacts.

No details in relation to "...Soundproofing measures.." as noted in the above section appear to have been provided.

Accordingly, the proposal is not supported at this time.

Amended Comments - 12/05/2025

The applicant has provided updated plans in relation to this proposed mechanical ventilation units on the rooftop.

A notation appears on the plans which states

"New & relocated Mechanical units. New 5.0 mts x 3.5 mts mechanical plant platform on existing roof with Perimeter acoustic louvres as required"

Accordingly, Environmental Health supports the proposal and recommends a condition which requires acoustic assessment of the new units prior to ongoing use.

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:

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

Acoustic Design Recommendations

Prior to the issuing of any Occupation Certificate, documentation from a suitably qualified acoustic consultant is to be submitted to the satisfaction of the Principal Certifier that acoustic louvres installed in conjunction with rooftop mechanical ventilation are of appropriate design which will prevent the occurrence of offensive noise from the mechanical ventilation units at nearby residential receivers

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