

## Environmental Health Referral Response - industrial use

<b>Application Number:</b>	DA2025/0024
<b>Proposed Development:</b>	Demolition works and construction of shop top housing including strata subdivision
<b>Date:</b>	22/01/2025
<b>To:</b>	Thomas Burns
<b>Land to be developed (Address):</b>	Lot 1 DP 34753 , 158 Pacific Parade DEE WHY NSW 2099

### 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

Accompanying the proposal is an acoustic report from a qualified acoustic consultant.

The report outlines recommended acoustic treatments and building elements to be included in the development to assist in mitigation potential noise concerns for both internal and external receivers.

The report also recommends parameters to be established and included in a Construction and Vibration Management Plan to be utilised during the construction phase of the development.

Environmental Health supports the proposal with a recommendation of appropriate conditions of consent

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

### Construction Noise and Vibration Management Plan

Prior to the issue of any Construction Certificate a Construction Noise and Vibration Management Plan is to be prepared for the premises to the satisfaction of the Certifier.

The plan shall identify the following:

- Identification of the noise and vibration standards and statutory requirements which will be applicable to this project, in line with those presented within this Section of the report.
- Identification of potentially impacted nearby sensitive noise receivers to the development, in line with those presented within this report.
- Identify likely sources of noise and vibration generation during construction and predicted noise levels at nearby development, including the determination of noise and vibration monitoring locations to be undertaken at the most affected adjacent development.
- Formulation of a strategy to comply with the standards identified and mitigation treatments in the event that compliance is not achievable.

Details demonstrating compliance are to be submitted to the Certifier prior to the issue of the Construction Certificate.

Reason: To ensure the construction is conducted in a manner that minimises disturbance to surrounding properties..

#### **Acoustic Design Recommendations**

Prior to the issuing of any Construction Certificate, documentation is to be submitted to the satisfaction of the Principal Certifier that design recommendations within the acoustic report titled "Noise Impact Assessment" by Acoustic Logic reference 20240986.1/1909A/R0/HD, dated 19/09/2024 have been implemented / incorporated into the design of the premises.

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

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

#### **Acoustic Design Recommendations**

Prior to the issuing of any Construction Certificate, documentation is to be submitted to the satisfaction of the Principal Certifier that design recommendations within the acoustic report titled "Noise Impact Assessment" by Acoustic Logic reference 20240986.1/1909A/R0/HD, dated 19/09/2024 have been implemented / incorporated into the design of the premises.

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

#### **Mechanical Ventilation certification**

Prior to the issuing of an 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 Certifier.

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

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

#### **Acoustic Requirements - On-going**

Compliance with the recommendations within the Acoustic Assessment by XXXXX dated XXX and any additional requirements at OC review stage.

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

**Compliance with Construction Noise and Vibration Management Plan**

The Construction Noise and Vibration Management Plan as approved by the Certifier, shall be complied with at all times on an ongoing basis until such times as an Occupation Certificate for the development has been issued.

Reason: To ensure the construction is conducted in a manner that minimises disturbance to surrounding properties.