

Environmental Health Referral Response - industrial use

Application Number:	DA2020/1425
Date:	02/12/2020
To:	Rebecca Englund
Land to be developed (Address):	Lot C DP 39108 , 1 Kenneth Road MANLY NSW 2095 Lot 3 DP 975160 , 265 Condamine Street MANLY VALE NSW 2093

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

Application is for demolition works and construction of a shop top housing development.

Shop top housing developments can pose amenity concerns for residential occupants of the building and neighbouring properties. This includes noise concerns such as noise from mechanical ventilation.

Another concern with shop top housing is that the retail tenancies often end up being food premises. During the building design stage there tends to be little thought given to any future mechanical ventilation that might need to be installed, subsequently creating potential future noise and odour issues. Despite food premises usually being assessed via individual DAs, the planning for mechanical ventilation generally needs to be addressed at the building approval stage.

The applicant has provided an Acoustic Report by Wilkinson Murray Pty Limited dated 21 July 2020 (reference: Report No. 20220 Version A).

Due to traffic noise ingress into to the apartments the report has recommended glazing as per Table 4-1 within the report for some of the apartments.

The report also recommends the following regarding Mechanical Noise Emissions:

No details of mechanical plant have been determined at this early stage of the project. Likely sources of mechanical noise from the proposed development will be the air-conditioning and ventilation plant located on the roof, basement level carpark fan ventilation shafts and possibly some pumps within the basement.

Mechanical plant such as rooftop exhausts, air-conditioning and refrigeration associated with the development should be assessed at the time of detailed design and selection, having regard to nearby residential and commercial properties surrounding the development and the noise criteria detailed in Section 3-3.

Any noise control measures can be incorporated into the development to ensure the acoustic amenity of nearby residences is protected. Therefore no particular difficulty is foreseen in meeting the noise

emission requirements from the development.

Environmental Health have no objections subject to conditions regarding further acoustic assessment of mechanical plant for the building at the detailed design phase of the development and following the installation of the plant.

Environmental Health also recommends that the buildings design allows for adequate provisions for mechanical ventilation to be installed for the retail tenancies for any future food premises that may require mechanical ventilation.

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

Mechanical Ventilation Provisions for Retail Tenancies

Prior to the issuing of any Construction Certificate, certification is to be provided from a suitably qualified professional that the building's design and construction will provide adequate provisions to the retail tenancies for mechanical ventilation to be installed for any future retail tenancies that may require mechanical ventilation. The certification is to consider that the buildings provisions for mechanical ventilation are satisfactory to:

- Prevent potential amenity issues including noise and odour for occupants of the building and surrounding premises; and
- Allow compliance with relevant legislation and standards including Building Code of Australia, AS1668.1 "The use of ventilation and air conditioning in buildings Fire and smoke control in buildings" and AS1668.2 "The use of ventilation and airconditioning in buildings Mechanical ventilation in buildings".

Certification is to be submitted to the satisfaction of the Principal Certifying Authority.

Reason: To protect the amenity of building occupants and neighbouring properties.

Noise - Design of Mechanical Plant

Prior to the issue of a Construction Certificate, the design and location of the mechanical ventilation is to be provided to the Principal Certifying Authority. An acoustic assessment is to be undertaken by a suitably qualified professional such as an acoustic engineer to determine acoustic treatments to control noise emissions from all mechanical plant noise in accordance with recommendations in Acoustic Report prepared by Wilkinson Murray Pty Limited dated 21 July 2020 (reference: Report No. 20220 Version A).

Any design recommendations made by the consultant must be implemented into the plans prior to issuing the Construction Certificate in order to achieve compliance with noted conditions of this consent.

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

Reason: To protect acoustic amenity of building occupants and surrounding premises. (DACHPCPCC6)

Acoustic Report Recommendations

Prior to the issuing of any Construction Certificate, documentation is to be submitted to the satisfaction of the Principal Certifying Authority that recommendations within the acoustic report by Wilkinson Murray Pty Limited dated 21 July 2020 (reference: Report No. 20220 Version A) have been implemented/incorporated into the design of the premises.

Reason: To protect acoustic amenity of building occupants and surrounding premises. (DACHPCPCC6)

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

Acoustic Report Certification

Prior to any occupation certificate being issued, a further acoustic assessment is to be undertaken by a qualified and experienced person(s) to confirm compliance with recommendations within the Acoustic Report by Wilkinson Murray Pty Limited dated 21 July 2020 (reference: Report No. 20220 Version A).

Any recommendations made by the consultant must be implemented prior to issuing the Occupation Certificate in order to achieve compliance with noted conditions of this consent.

The updated acoustic assessment is to be submitted to the satisfaction of the Principal Certifying Authority.

Reason: To protect acoustic amenity of building occupants and surrounding premises. (DACHPFPOC6)