

Environmental Health Referral Response - industrial use

Application Number:	DA2021/2189
Date:	20/12/2021
To:	Lashta Haidari
Land to be developed (Address):	Lot X DP 405206 , 39 Frenchs Forest Road East 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

This application seeks approval for the construction of a new hotel/motel accommodation building comprising 149 rooms. Basement and at-grade parking for 202 cars is also proposed.

The acoustic report dated 26 October 2020 prepared by Acoustic Logic, document reference number 20201128.1/2610A/R0/SN has made recommendations in relation to the construction materials, mechanical plant and other operational processes.

Conditions to be applied.

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:

DEVELOPMENT CONSENT OPERATIONAL CONDITIONS

Amplified Music

Amplified music from within the hotel must not cause offensive noise to nearby commercial and residential receivers at any time. Amplified music must not increase the background noise level by more than 5dBA at any time.

Reason: To protect the noise amenity of the area (DACHPBOC5)

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

Noise Reduction Construction Materials

Prior to the issue of a Construction Certificate, the recommended construction facade requirements contained within Section 4.3 to 4.3.4 of the Acoustic Report dated 26/10/2020 prepared by Acoustic Logic are to be implemented into the construction of the building to achieve suitable indoor noise levels.

The floor between the gym and level 2 suites is to comply with Section 7.2.5 of the Acoustic Report and Soffit between the function room and guest rooms above is to comply with Section 7.1.2 of the Acoustic Report dated 26/10/2020 prepared by Acoustic Logic.

Reason: To ensure noise amenity inside the building is protected (DACHPCPCC6)

Mechanical Plant Noise

Prior to the issuing of a Construction Certificate, an acoustic assessment is to be prepared by a suitably qualified person assessing the impacts of the mechanical plant associated with the development. Recommendations are to be provided in the report in relation to acoustic treatments required to achieve compliance with Section 5.4 of the initial acoustic report dated 26/10/2020 prepared by Acoustic Logic. The final location of the plant is to be identified on the master plans.

The acoustic report is to be submitted to Councils Environmental Health Department for review prior to CC.

Reason: To protect the noise amenity of the area (DACHPCPCC6)

**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 Ventilation and Air-conditioning in Buildings and compliance demonstrating noise emissions from all mechanical services to the closest residential and commercial receivers complies with the requirements of Section 5.4 of the Acoustic Report dated 26/10/2020 prepared by Acoustic Logic.

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. (DACHPFPOC4)

Noise Management

Prior to the issuing of any interim / final occupation certificate, certification is to be provided from a suitably qualified person demonstrating compliance with Section 7 of the Acoustic Report dated 26/10/2020 prepared by Acoustic Logic.

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

Reason: To ensure the noise amenity is protected (DACHPFPOC7)

ON-GOING CONDITIONS THAT MUST BE COMPLIED WITH AT ALL TIMES**Mechanical Equipment Noise**

Noise from combined operation of all mechanical plant and equipment must not generate noise levels

that exceed the ambient background noise by more than 5dB(A) when measured in accordance with the *NSW Industrial Noise Policy* at the receiving boundary of residential and other noise sensitive land uses.

Reason: Protect the noise amenity of the area (DACHPGOG5)