

Environmental Health Referral Response - industrial use

Application Number:	REV2021/0045
Date:	24/12/2021
To:	Lashta Haidari
Land to be developed (Address):	Lot 101 DP 1209504 , 5 Skyline Place 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

An assessment of the Review of Determination submission has not highlighted any changes that require further acoustic assessment however an assessment of the original Acoustic Report dated 25/01/2021 prepared by Acoustic Logic associated with DA2021/0212 has highlighted additional conditions that need to be applied relating to construction materials, management controls and an acoustic review.

A condition will also be applied for any cooling towers that may be implemented into the development.

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

Communal Areas - Noise Management

For the life of the development, the communal areas must comply with Section 7.4 of the Acoustic Report dated 25/01/2021 prepared by Acoustic Logic.

- Communal areas are to not be used during the night time period (10:00pm to 7:00am).
- No music to be played in the outdoor communal areas
- Music played indoors is restricted within the hours of 7:00am to 10:00pm
- Windows and doors for indoor communal areas are to be closed while in use.

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

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

Acoustic Review

An acoustic review is to be undertaken prior to Construction Certificate by a suitably qualified person identifying the location and potential noise impact of all mechanical plant associated with the operation of the development. The acoustic report is to determine if acoustic treatments are required to control noise emissions and ensure compliance with noise emission criteria detailed in Section 6.2.4 of Acoustic Report prepared by Acoustic Logic dated 25/01/2021.

The acoustic review is to be provided to the Principal Certifying Authority.

Reason: To protect the noise amenity (DACHPCPCC6)

Construction Materials

The recommended construction methods/materials detailed in Section 5.4 of the Acoustic Report dated 25/01/2021 prepared by Acoustic Logic are to be implemented into the construction of the development.

Reason: To protect noise amenity (DACHPCPCC6)

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

Cooling Towers Registration

If cooling towers are installed for this development, they must be registered with Northern Beaches Council through the approved form to ensure compliance with the Public Health Act 2010.

Reason: Compliance with Public Health Legislation (DACHPFPOC5)

Construction Material Certification

A certificate is to be provided by a suitably qualified person demonstrating compliance with Section 5.4 of the Acoustic Report prepared by Acoustic Logic dated 25/01/2021.

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

Reason: To ensure the premises has been constructed according to recommendations within the acoustic report for noise control (DACHPFPOC6)

Acoustic Review Certification

Certification is to be provided by a suitably qualified person demonstrating the recommendations outlined in the acoustic report review prepared prior to Construction Certificate have been implemented into the development.

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

Reason: To ensure noise control measures are implemented to protect noise amenity. (DACHPFPOC7)