

Environmental Health Referral Response - industrial use

Application Number:	DA2021/1912
Date:	09/11/2021
To:	Rebecca Englund
Land to be developed (Address):	<p>Lot 1 DP 544341 , 2 - 4 Lakeside Crescent NORTH MANLY NSW 2100</p> <p>Lot 46 DP 12578 , 2 - 4 Lakeside Crescent NORTH MANLY NSW 2100</p> <p>Lot 47 DP 12578 , 2 - 4 Lakeside Crescent NORTH MANLY NSW 2100</p> <p>Lot 48 DP 12578 , 2 - 4 Lakeside Crescent NORTH MANLY NSW 2100</p> <p>Lot 45 DP 12578 , 8 Palm Avenue NORTH MANLY NSW 2100</p> <p>Lot 22 DP 865211 , 389 Pittwater Road NORTH MANLY NSW 2100</p>

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 acoustic report has provided some reasonable measures to mitigate potential noise sources and protect residents from excessive noise. These measures can be used as consent 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

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 acoustic criteria treatment and design requirements within the Noise Impact Assessment by Stantec Australia Pty Ltd dated 30 September 2021 (Reference 45216) have been implemented/incorporated into the design of the premises.

Reason: To maintain acoustic amenity of building occupants and protect surrounding residence from any noise generated by the operation of the development.

Noise - Design of Mechanical Plant

Prior to the issue of a Construction Certificate, the design, specifications and location of noise generating mechanical plant are 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 the measures stated within Section 6.2.2 of the Noise Impact Assessment by Stantec Australia Pty Ltd dated 30 September 2021 (Reference 45216).

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 maintain amenity of the surrounding area.

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 Section 6 and 7 of the Noise Impact Assessment by Stantec Australia Pty Ltd dated 30 September 2021 (Reference 45216), as well as compliance with any design recommendations or requirements made in those acoustic assessments done prior to Construction Certificate.

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 Principle Certifying Authority.

Reason: To protect the acoustic amenity of neighbouring properties.