

Environmental Health Referral Response - industrial use

Application Number:	DA2020/1695
Date:	06/01/2021
To:	Lashta Haidari
Land to be developed (Address):	Lot 1 DP 22450 , 77 Foamcrest Avenue NEWPORT NSW 2106 Lot 2 DP 22450 , 75 Foamcrest Avenue NEWPORT NSW 2106

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

Environmental Health have been requested to consider the proposal for "Construction of a Residential Flat Building". In this regard, the main consideration on relation to the proposed development is any potential noise impacts to the amenity of surrounding receivers that may be experienced. Generally, noise generating external mechanical plant is a common source of complaint by surrounding receivers if not adequately managed.

The Statement of Environment Effects states:

"...Air conditioning units are located within the basement, away from noise sensitive areas..."

Despite this, the acoustic report numbered 200424 dated 14/12/20 by JHA states:

"External mechanical plant will consist in external condenser units serving individually to each apartment. The proposed location of the condenser units is in the south-east of the development underneath an undercroft as shown in Figure 5"

Accordingly, an appropriate condition is recommended be placed on the development requiring a noise assessment to be conducted (prior to the issuing of an occupation certificate) that confirms compliance with projected noise trigger levels as noted in the acoustic report numbered 200424 dated 14/12/20 by JHA.

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 THAT MUST BE ADDRESSED PRIOR TO ANY COMMENCEMENT

Noise Assessment

Prior to the issuing of an occupation certificate, a noise assessment must be undertaken by a suitably qualified person, and a report submitted to the Principal Certifying Authority, that any external mechanical plant complies with projected noise trigger levels as noted in the acoustic report numbered 200424 dated 14/12/20 by JHA.

Reason: To preserve the amenity of surrounding properties (DACHPDPC5)