

Environmental Health Referral Response - industrial use

Application Number:	DA2025/0718
Proposed Development:	Demolition works and construction of shop top housing
Date:	19/06/2025
To:	
Land to be developed (Address):	Lot 13 DP 6953 , 12 The Strand DEE WHY NSW 2099

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 proposal is accompanied by an acoustic report which provides a number of noise mitigation measures.

The proposal is supported with the recommendation of a number of conditions of consent.

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 Plant and Equipment - Acoustic Review

Prior to the issuing of a Construction Certificate, an acoustic review, by an appropriately qualified acoustic consultant, is to be undertaken to determine acoustic treatments to be applied to mechanical plant and equipment to control noise emissions to satisfactory levels.

The review is to be provided to the satisfaction of the Principal Certifier

Reason: To ensure plant and equipment noise is appropriately managed.

CONDITIONS THAT MUST BE ADDRESSED PRIOR TO ANY COMMENCEMENT

Construction Noise and Vibration Management Plan

Prior to the commencement of any works, a Construction Noise and Vibration Management Plan is to be formulated and provided to the satisfaction of the Principal Certifier.

The Plan is to include all necessary mitigation measures to manage noise impacts throughout the demolition, excavation and construction phases of the development.

The plan is to be implemented until such time that an occupation certificate is issued

Reason: To minimise noise impacts on surrounding receivers

**CONDITIONS WHICH MUST BE COMPLIED WITH PRIOR TO THE ISSUE OF THE
OCCUPATION CERTIFICATE****Certification of Acoustic Measures**

Before the issue of an occupation certificate, a suitably qualified person must provide details demonstrating compliance to the principal certifier that the acoustic measures have been installed in accordance with the acoustic report approved under this consent.

Reason: To protect the amenity of the local area.

Mechanical Ventilation Certification

Prior to the issuing of an 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 mechanical ventilation.

Details demonstrating compliance are to be submitted to the Principal Certifier.

Reason: To ensure that the mechanical ventilation system complies with the design requirements.