

## Environmental Health Referral Response - industrial use

<b>Application Number:</b>	DA2021/2340
<b>Date:</b>	20/12/2021
<b>To:</b>	Maxwell Duncan
<b>Land to be developed (Address):</b>	Lot 1 DP 28219 , 635 Warringah Road FORESTVILLE NSW 2087 Lot 15 DP 212195 , 633 Warringah Road FORESTVILLE NSW 2087

### 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

Application proposes to demolish all existing structures and construct a 'Seniors Housing' development comprising of 6 units at 633-635 Warringah Road, Forestville. The application contains an Acoustic report which addresses road traffic noise and recommended materials to achieve internal noise levels. No information has been provided on mechanical ventilation/plant.

There is also no Demolitions Plan accompanying the application which would address management controls for pollution from the demolition such as dust and noise.

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:

#### DEFERRED COMMENCEMENT CONDITIONS

#### Demolition Work Plan

A Demolition Plan is to be developed which addresses noise and air pollution that may affect nearby neighbouring residents. The plan is to include details in relation to the following but not limited to:

1. Specific details on demolition activities likely to result in noise emissions above the background noise level and control measures to be put in place to reduce noise impacts,
2. Specific details on the sequence and flow of the work including working hours of high impact noise

works each day,

3. Complaint recording and response procedures to address possible noise/dust complaints,
4. Specific details on barriers to be used along sensitive residential boundaries that will effectively absorb noise and control dust,
5. Specific details on effective dust control suppression methods to be utilised during high dust risk activities.

The completed Demolition Plan is to be provided to Councils Environmental Health Team prior to commencement for review and assessment.

Reason: To protect the amenity of the area (DACHPADC5)

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

#### **Mechanical Plant Location and Treatment**

Prior to the issuing of a Construction Certificate, details on the location of the mechanical plant is to be identified on the master plans for the development. Consideration is to be given to the location of the plant especially air conditioning units and associated outlets.

If any mechanical plant is to be placed on the roof or on the north, south or west side of the property, then effective acoustics controls are to be put in place to ensure the noise from the plant does not increase the background noise level by 5dBA.

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

#### **External Construction Materials**

The recommendations within Section 5 of the acoustic report dated November 2021 prepared by Blackett Acoustics Report No BA200114A Version A are to be implemented into the construction of the building to ensure internal traffic noise reduction levels are achieved. The recommendations relate to the construction of the roof, walls, entry doors and windows/sliding door,

Reason: To protect the internal noise amenity of the residential units (DACHPCPCC6)

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

#### **Building Construction Materials - Certification**

Prior to the issue of an Occupation Certificate, certification is to be provided by a suitably qualified person demonstrating compliance with Section 5 of the Acoustic Report dated November 2021 prepared by Blackett Acoustics Report No BA200114A in relation to the recommended construction materials to be implemented to achieve the traffic noise reduction.

Reason: Ensure noise control recommendations have been implemented to achieve satisfactory internal noise levels. (DACHPFPOC6)