

Environmental Health Referral Response - industrial use

Application Number:	DA2024/0190
Proposed Development:	Demolition works and construction of a residential flat building
Date:	11/04/2024
To:	Adam Croft
Land to be developed (Address):	Lot 2 SP 57603 , 2 / 32 Golf Avenue MONA VALE NSW 2103 Lot 2 SP 57603 , 2 / 32 Golf Avenue MONA VALE NSW 2103 Lot 4 SP 57603 , 4 / 32 Golf Avenue MONA VALE NSW 2103 Lot 4 SP 57603 , 4 / 32 Golf Avenue MONA VALE NSW 2103 Lot 1 SP 57603 , 1 / 32 Golf Avenue MONA VALE NSW 2103 Lot 1 SP 57603 , 1 / 32 Golf Avenue MONA VALE NSW 2103 Lot 3 SP 57603 , 3 / 32 Golf Avenue MONA VALE NSW 2103 Lot 3 SP 57603 , 3 / 32 Golf Avenue MONA VALE NSW 2103 Lot CP SP 57603 , 32 Golf Avenue MONA VALE NSW 2103

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

This application is seeking consent for demolition of existing townhouses and construction of a residential flat building containing a total of 6 apartments over 2 levels with basement car parking for 14 vehicles including 2 visitor spaces.

Environmental Health has reviewed the master plans and note the majority of the bedrooms have been placed away from the road frontage and not in direct line of sight to the Golf Club therefore reducing noise from its operations however the operation of the Club has recently received approval to extend operating hours and provide one function a week operating until 12 midnight (not precluding the number of ancillary functions/events held within the 8:00am-9:00pm hours of operation).

Prior to Construction, an acoustic engineer is to be engaged to provide advice to ensure effective construction materials are used to reduce any potential noise impacts to the occupants within the Apartments facing Golf Avenue and the apartments facing 34-36 Golf Avenue. The proposed location

of air conditioning units is to be discussed with the acoustic engineer and any acoustic controls provided to reduce noise impacts on neighboring residential occupants.

A Demolition and Construction Operational Management Plan will need to be prepared detailing how air, noise and dust pollution is to be effectively controlled so as not to create a potential pollution event.

Environmental Health recommends 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

Acoustic Treatments

Prior to the issue of any Construction Certificate, an acoustic engineer is to review the final architectural plans to provide advice on effective acoustic treatment to the apartments to ensure noise from the operation of the nearby Golf Club is reduced to residents inside the apartments bedrooms and living spaces. The acoustic engineer is to review the chosen location for any external noise sources such as air conditions units and provide appropriate design/acoustic treatment advise to be implemented into the construction.

Details demonstrating compliance are to be submitted to the Certifier prior to the issue of the Construction Certificate.

Reason: To ensure potential noise sources have been considered and effectively managed.

CONDITIONS THAT MUST BE ADDRESSED PRIOR TO ANY COMMENCEMENT

Demolition, Excavation and Construction Management Plan

A Demolition, Excavation and Construction Management Plan is to be prepared by a suitable person and implemented into the demolition, excavation and construction phase of the development. The Plan is to contain detailed information on effective methods of controlling dust, air, water and noise pollution during these phases.

The plan is to include, but not limited to, likely pollution sources during the demolition, excavation and construction phase, effective methods to be implemented to control the pollution, complaints process, person of contact.

A copy of the final plan is to be provided to the Principal Certifying Authority and the Project Manager.

Reason: To ensure potential pollution is controlled during demolition, excavation and construction.