

Environmental Health Referral Response - industrial use

Application Number:	DA2022/1530
Proposed Development:	Demolition works and construction of housing for seniors or people with a disability
Date:	15/12/2022
To:	Adam Croft
Land to be developed (Address):	Lot 9 DP 737255 , 171 Forest Way BELROSE NSW 2085

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

No Acoustic report has been submitted so we will need to get one before CC

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

Occupation Certificate: Mechanical ventilation systems

The following actions and works are to be undertaken where a mechanical ventilation system is installed:

- Obtain the services of a suitably qualified and experienced acoustic consultant to prepare a report which details the noise level of the mechanical ventilation system when in operation, any noise generating plant or equipment at the premises.

The acoustic report is to incorporate a noise management plan which advises feasible and reasonable controls that are to be undertaken to minimise the noise level from the mechanical ventilation system, plant and equipment. At a minimum, the noise must not exceed the acceptable noise levels specified in the EPA New South Wales Noise Policy for Industry.

Specifically, the acoustic monitoring report is to include reference to the following items:

- (i) The type of receiver being classified as a “residence”.
- (ii) The Indicative Noise Amenity Area.
- (iii) The noise measurements are to be obtained at the most affected point on or within the nearest residential boundary.
- (iv) The type of noise instrumentation used to conduct the monitoring.
- (v) The weather instrumentation used.
- (vi) The weather conditions during noise monitoring.
- (vii) The time(s) and duration(s) of monitoring, including dates. Note: monitoring is to be undertaken during the day, evening and night at the times of proposed operation.
- (viii) The results of noise monitoring at each monitoring location, including a comparison with the acceptable noise levels.
- (ix) A statement outlining compliance or non-compliance with the acceptable noise level limit.

ON-GOING CONDITIONS THAT MUST BE COMPLIED WITH AT ALL TIMES

Noise Impact of Plant

All sound producing plant, equipment, machinery or fittings associated with or forming part of the mechanical ventilation system and/or the refrigeration system, shall be sound insulated and/or isolated so that the noise emitted does not exceed 5 dB(A) above the background level (LA90) during the day when measured at the nearest affected residence. For assessment purposes, the above LAeq sound levels are to be adjusted in accordance with EPA Noise Policy for Industry for tonality, frequency weighting, and impulsive characteristics where necessary, at any time the plant is in operation, at the boundary of the site.

Note: The method of measurement of sound shall be carried out in accordance with Australian Standard 1055.1 - 1997.

A report and certification prepared by an appropriately qualified or accredited person shall be submitted to the Principal Council / Accredited Certifier demonstrating compliance with this condition prior to the occupation of the completed works.

Reason: *To ensure that noise generated from the development does not result in offensive noise to any other party.*

Noise Impact On Surrounding Area

The use of the premises shall not cause a sound level in excess of 5 dB(A) at any time above the background noise level at any point along the site boundaries when measured in accordance with the Environment Protection Authority's Noise Policy for Industry.

Reason: *To ensure compliance with acceptable levels of noise established under best practice guidelines.*