

## Environmental Health Referral Response - industrial use

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| <b>Application Number:</b>             | DA2021/1805  |
| <b>Date:</b>                           | 18/10/2021   |
| <b>To:</b>                             | Adam Mitchell  |
| <b>Land to be developed (Address):</b> | Lot A DP 379308 , 4 Alexander Street COLLAROY NSW 2097 |

### 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

Review of aspects of amenity -impacts on adjacent residents, in particular, focussing on acoustic amenity with respect to location of mechanical plant noise, e.g. air conditioner units, and plant exhaust discharge.

Typically, Council would receive and rely on recommendations of an acoustic report conducted by a suitably qualified consultant, to help set conditions around certification of the acoustic output. No such report has been provided in this instance, thus Council should either:

- use the DCP requirement as a 'blanket' condition, that 'combined output of mechanical plant must not exceed background +5 dBA', and have an acoustic consultant certify it prior to OC; or
- request an acoustic report as part of the DA, and apply similar conditions as to those below.

Conditions we typically use:

#### Noise - Design of Mechanical Plant – Prior to CC

Prior to the issue of a Construction Certificate, the design, specifications and location of noise generating mechanical plant are to be provided to the Principal Certifying Authority. An acoustic assessment is to be undertaken by a suitably qualified professional such as an acoustic engineer to

determine acoustic treatments to control noise emissions from all mechanical plant noise in accordance with the recommendations within the acoustic assessment by XXX(insert consultant name)XXX dated (insert date) (Reference (insert reference)).

Any design recommendations made by the consultant must be implemented into the plans prior to issuing the Construction Certificate in order to achieve compliance with noted conditions of this consent.

Details demonstrating compliance are to be submitted to the satisfaction of the Principal Certifying Authority.

Reason: To maintain amenity of the surrounding area.

### **Acoustic Report Recommendations – Prior to CC**

Prior to the issuing of any Construction Certificate, documentation is to be submitted to the satisfaction of the Principal Certifying Authority that recommendations within the acoustic assessment by XXX (insert consultant name)XXX dated (insert date) (Reference (insert reference)

have been implemented/incorporated into the design of the premises.

Reason: To maintain acoustic amenity of building occupants and protect surrounding residence from any noise generated by the operation of the development.

### **Acoustic Report Certification – Prior to OC**

Prior to any occupation certificate being issued, a further acoustic assessment is to be undertaken by a qualified and experienced person(s) to confirm compliance with recommendations within the acoustic assessment by XXX(insert consultant name)XXX dated (insert date) (Reference (insert reference)).

Any recommendations made by the consultant must be implemented prior to issuing the Occupation Certificate, in order to achieve compliance with noted conditions of this consent. The updated acoustic assessment is to be submitted to the satisfaction of Council's Environmental Health

Team before providing to the PCA for certification.

Reason: To protect the acoustic amenity of neighbouring properties.

The proposal is therefore unsupported.

Note: Should you have any concerns with the referral comments above, please discuss these with the Responsible Officer.

### **Recommended Environmental Investigations Conditions:**

Nil.