

Environmental Health Referral Response - industrial use

Application Number:	DA2020/0744
Date:	04/08/2020
To:	Lashta Haidari
Land to be developed (Address):	Lot 1 DP 28219 , 635 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

Environmental Health have considered noise and reviewed the acoustic report and find the recommendations within the report sufficient for noise control.

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:

DEVELOPMENT CONSENT OPERATIONAL CONDITIONS

Blank condition for operational conditions - Boarding House Plan of Management

Compliance with the Plan of Management dated June 2020 ref 20.02 C005.

Reason: Protect the amenity of the area (DACHPBOC6)

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

Boarding House Registration

The owner/operator of the boarding house must register the boarding house with NSW Fair Trading

Reason: Compliance with the Boarding House Act (NSW) (DACHPFPOC5)(DACHPFPOC6)

Acoustic Report Construction

Prior to the issuing of any interim / final occupation certificate, construction recommendations relating to windows, walls and doors outlined in the acoustic report prepared by Blackett Acoustics, dated May 2020 ref No: BA200114 are to be implemented into the development.

Reason: To ensure the premises is built to ensure noise amenity. (DACHPFPOC7)

Mechanical Noise

<An acoustic assessment is to be undertaken by a suitably qualified consultant to assess noise associated with chosen mechanical plant (air conditioning) for the development. The noise emission levels of the mechanical equipment must comply with the project specific noise trigger levels in Section 4.2.3 of the acoustic report prepared by Blackett Acoustics dated May 2020 ref BA20114

Reason: Protect the amenity of the area

ON-GOING CONDITIONS THAT MUST BE COMPLIED WITH AT ALL TIMES**Boarding Houses Act (NSW)**

Compliance with the relevant sections of the Boarding Houses Act (NSW)

Reason: Protect Public Health (DACHPGOG6)

Occupancy of Boarding House

The building is to contain a maximum of 24 persons, being no more than 2 persons per designated bedroom. In order to maintain this occupancy rate, a sign is to be erected immediately adjacent to the doorway accessing the building detailing the maximum sleeping capacity of the occupancy.

Reason: To ensure the amenity of occupants. (DACPLG23)