

Environmental Health Referral Response - industrial use

Application Number:	DA2024/1003
Proposed Development:	Demolition works and construction of shop top housing
Date:	16/08/2024
To:	Thomas Burns
Land to be developed (Address):	Lot 8 DP 16212 , 3 Rickard Road NORTH NARRABEEN NSW 2101 Lot 7 DP 16212 , 1 Rickard Road NORTH NARRABEEN NSW 2101 Lot 9 DP 16212 , 5 Rickard Road NORTH NARRABEEN NSW 2101

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 has reviewed and recommend standards conditions

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

Acoustic Review

Within 30 days from the operations commencing under the terms of this consent, an acoustic review of the findings and recommendations of Acoustic Dynamics (15 July 2024) and any additional requirements at OC acoustic review stage; shall be carried out on site (during a busy period of trading) and any necessary action to obtain acoustic compliance, shall be completed within a further 30 days of the assessment. The report associated with the compliance testing is to be furnished to Council for its records.

Reason: To ensure acoustic compliance in an operational situation.

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

Acoustic Design Recommendations

Prior to the issuing of any Construction Certificate, documentation is to be submitted to the satisfaction of the Principal Certifier that design recommendations within the acoustic design and construction advice (15 July 2024) have been implemented / incorporated into the design of the premises.

Reason: To prevent noise nuisance by using mitigation measures in design.

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

Future use

The use of the commercial/retail premises is subject to a further application to Council.

Reason: To assess potential impacts from noise, odour and vibration and determine compliance with legislation.