

Environmental Health Referral Response - industrial use

Application Number:	DA2020/1235
Date:	25/02/2021
To:	Penny Wood
Land to be developed (Address):	Lot 2 DP 1241568 , 888 Pittwater Road DEE WHY NSW 2099

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

Previous application DA2020/0714 was withdrawn. Environmental Health originally recommended refusal pending an acoustic assessment.

Applicant has submitted another application DA2020/1235 for the car wash. The applicant has provided some additional information on potential noise and vibration impacts and mitigation measures however, has failed to provide an acoustic assessment.

The SEE advises the following regarding noise and vibrations from the proposed car wash:

Plant room & water pump will be acoustically treated to comply with Council requirements. Commercial development is located in the basement car park so minimal disturbance will be created to the public in general.

Vibration noises to the structure are being dampened, and transmission is intended to comply and fall within permissible Rw and Ctr values prescribed by applicable Deemed-to-Satisfy provisions of the BCA.

While the proposed operation is located away from any immediate receptors there are potential noise/vibration concerns due to the proposed car wash being located within an enclosed space with hard reflective surfaces. Furthermore, car washes can provide multiple noise sources with pressure hoses, vacuums and pumps. Noise and vibrations from the car wash could potentially be amplified if not effectively treated/managed.

Despite the above concerns the hours of operation are in line with the EPA Noise Policy for Industry day time period hours with no works occurring during the evening and night time periods when the greatest impacts from noise are typically felt. Environmental Health recommend that the proposed hours of Monday to Friday: 7:00am to 18:00pm and Saturday & Sunday: 8:00am to 17:00pm be conditioned.

There are however, potential concerns with vibrations and noise traveling through the adjacent lift shaft and fire stairs. The applicant has provided little information on plant and sound power contribution levels of individual equipment. It is noted however, that the plant is located on the solid wall side of the

lift and fire stairs providing some shielding. The equipment and plant room will still need to be reviewed by an acoustic consultant prior to CC in order to determine if the plant room is appropriately designed to prevent unacceptable noise and vibrations from traveling through the adjacent lift shaft and fire stairs and provide recommendations if required.

Recommendation

APPROVAL - subject to conditions

Further comments 25/02/2021

Environmental Health have been requested to provide additional comments on the development based on the submission of an acoustic assessment by Acoustic dynamics referenced as 5151R001.LM.210219 and dated 24 February 2021.

The acoustic assessment follows the methodology consistent with what Council expects from these assessments and provides recommendations on the structural enclosure of the plant room and its footings to provide noise and vibration dampening. Conditions are to be imposed to ensure these requirements are met as well as certification upon completion.

The plan of management referenced as Document #3220 v1 and dated 24 February 2021 talks very briefly on sound pressure levels of equipment and compliance with the recommendations of the acoustic report. As plans of management go this is very basic but will suffice for a smaller operation.

Environmental Health recommend approval subject to conditions being imposed.

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 TO BE SATISFIED PRIOR TO THE ISSUE OF THE CONSTRUCTION CERTIFICATE

Noise - Design of Mechanical Plant and Equipment

All recommendations made by acoustic dynamic in the report 5151R001.LM210219 dated 24 February 2021 must be implemented into the plans prior to issuing the Construction Certificate.

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

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

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

Waste Water System

Prior to the issuing of any interim / final occupation certificate, it must be demonstrated that waste water from all operations associated with the proposal are being directed to and captured by an appropriately approved waste water system in agreement with Sydney Water, and the waste water system must be activated and effectively operating to the satisfaction of the Principal Certifying Authority.

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

Reason: To ensure the premises a maintained in an appropriate manner. (DACHPFPOC6)

Bunding of Wash Bay and Chemical Storage Areas

Prior to the issuing of any interim / final occupation certificate, both the vehicle wash bay areas and any chemical storage areas are to be appropriately banded to prevent to prevent the escape of contaminants.

The bund walls and floors of the chemical storage area shall be constructed of impervious materials and shall be of sufficient size to contain 110% of the volume of the largest tank on the site plus the volume displaced by any additional tanks within the banded area.

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

Reason: To ensure the premises a maintained in an appropriate manner and environmental protection. (DACHPFPOC6)

Acoustic Assessment Recommendations

Prior to the issuing of any interim / final occupation certificate, details demonstrating compliance with the recommendations made by acoustic dynamic in the report 5151R001.LM210219 dated 24 February 2021 are to be submitted to the satisfaction of the Principal Certifying Authority.

Reason: To protect surrounding residence and occupants from any noise generated by the operation of the development. (DACHPFPOC6)

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

Compliance with plan of management

The plan of management and its associated hours of operation are to be complied with at all times.

Reason: To protect surrounding residence, occupants and the environment from noise and wastewater generated by the operation of the development. (DACHPGOG5)

Car Wash Operations

All car washing works operations (including wiping down of cars, application of tyre shine, etc) must be conducted inside a banded drained area.

Reason: To ensure potential contaminants are captured and disposed of correctly. (DACHPGOG5)