

Environmental Health Referral Response - industrial use

Application Number:	DA2022/0469
Date:	20/04/2022
To:	Jordan Davies
Land to be developed (Address):	Lot 11 DP 1207743 , 1102 Barrenjoey Road PALM BEACH NSW 2108

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

Shop top housing proposed for 1102 Barrenjoey Road. Environmental Health has two main concerns regarding noise amenity impacts for residential occupations directly to the East of the development:

- exhaust/ventilation riser on east boundary; and
- mechanical plant on roof.

It is noted that screening will be provided for rooftop plant, hence our opinion is that the installations can be acoustically treated where required. We see fit that an acoustic analyses and report are done prior to CC being issued, recommendations of which are to be complied-with in accordance with *Noise Policy for Industry 2017* and *Pittwater DCP*.

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 Exhaust Riser

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 Certifier. An acoustic assessment is to be undertaken by a suitably qualified professional such as an acoustic engineer to determine any acoustic treatments to control noise emissions from all rooftop mechanical plant and the exhaust riser in accordance with *Noise Policy for Industry 2017*.

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 Certifier.

Reason: To maintain residential acoustic amenity.

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

Acoustic Report Certification

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 any recommendations within the acoustic report used for release of the Construction Certificate.

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 Council at the satisfaction of the Principal Certifier.

Reason: To protect residential acoustic amenity.