

Environmental Health Referral Response - industrial use

Application Number:	DA2020/1597
Date:	28/01/2021
To:	Anne-Marie Young
Land to be developed (Address):	Lot 25 DP 7002 , 67 Pacific Parade 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

Application is for a boarding house consisting of 25 rooms, plus 1 managers rooms and 2 levels of parking at the basement and lower ground level.

Boarding House Facilities & Accommodation

Each room will include private kitchen and bathroom facilities. The facility also provides communal common areas. Based on the information provided in the SEE the proposed application appears adequate in regards to room sizes and the facilities provided.

Noise:

A common concern with boarding houses is noise impacts including:

- Social noise from lodgers including noise from the communal areas; and
- Noise from any plant from the building.

A Plan of Management for the Boarding House was provided that includes a number of noise and amenity control measures. The Plan of Management however, will require updates to better protect amenity including:

- Measures to ensure that Northern Beaches Council is notified of any changes to the contact details of the onsite manger;
- That the contact number of the onsite manger is to be made available to neighbours who wish to register a complaint or comment about the premises;
- Signage is to be posted on the outside of the building with the contact details of the boarding house manager; and
- Incorporating recommendations from the Acoustic Report prepared by Day Design Pty Ltd dated 9 December 2020 (Reference 7066-1.2R) including but not limited to:
 - That Level 1 and Level 3 Common Outdoor Space (COS) is not to be used between 10:00 pm and 7:00 am; and
 - That all operable external windows/doors to the Upper Ground and Level 1 internal

common areas are to be closed between 10:00 pm and 7:00 am.

The applicant has also provided an acoustic assessment by Day Design Pty Ltd dated 9 December 2020 (Reference 7066-1.2R) assessing the potential noise impacts of the boarding house development.

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:

Plan of Management Update

An updated Plan of Management is to be prepared to the satisfaction of Councils Environmental Health Team and the Principal Certifying Authority. Updates to the Plan of Management are to include:

- Measures to ensure that Northern Beaches Council is notified of any changes to the contact details of the onsite manager;
- That the contact number of the onsite manager is to be made available to neighbours who wish to register a complaint or comment about the premises;
- Signage is to be posted on the outside of the building with the contact details of the boarding house manager; and
- Incorporating recommendations from the Acoustic Report prepared by Day Design Pty Ltd dated 9 December 2020 (Reference 7066-1.2R) including but not limited to:
 - That Level 1 and Level 3 Common Outdoor Space (COS) is not to be used between 10:00 pm and 7:00 am; and
 - That all operable external windows/doors to the Upper Ground and Level 1 internal common areas are to be closed between 10:00 pm and 7:00 am.

The updated Plan of Management is to be submitted to Council for review and approval by Councils Environmental Health Team.

Reason: To maintain amenity of the surrounding area.

Acoustic Report Recommendations

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 Environmental Noise Assessment Report by Day Design Pty Ltd dated 9 December 2020 (Reference 7066-1.2R) and the Road Traffic Noise Intrusion Report by Day Design Pty Ltd dated 9 December 2020 (Reference 7066-1.1R) 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. (DACHPCPC6)

Noise - Design of Mechanical Plant

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 recommendations in Acoustic Report prepared by Day Design Pty Ltd dated 9 December 2020 (Reference 7066-1.2R).

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. (DACHPCPCC6)

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

Lighting

Prior to the issuing of any interim / final occupation certificate, certification is to be provided that any outdoor lighting does not detrimentally impact upon the amenity of other premises and complies with where relevant, Australia Standard AS 1158.3:2005 Lighting for roads and public spaces – Pedestrian Area (Category P) lighting – Performance and design requirements and Australian Standard AS 4282:1997 Control of the obtrusive effects of outdoor lighting.

Reason: To protect the amenity of adjoining properties. (DACHPFPOC6)

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 recommendations within the Acoustic Report by Day Design Pty Ltd dated 9 December 2020 (Reference 7066-1.2R).

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. (DACHPFPOC6)

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

Compliance with the Boarding House Plan of Management

The requirements of the Boarding House Plan of Management are to be fully implemented in perpetuity from the issue of any interim / final occupation certificate.

Reason: To ensure the premises is maintained in an appropriate manner in perpetuity. (DACHPGOG5)

Boarding House Noise

The following noise conditions are to be adhered to:

- The Level 1 and Level 3 Common Outdoor Space (COS) are not to be used between 10:00 pm and 7:00 am;
- All operable external windows/doors to the Upper Ground and Level 1 internal common areas are to be closed between 10:00 pm and 7:00 am; and

- No amplified music is permitted at any time within the outdoor communal areas.

Reason: To protect the acoustic amenity of neighbouring properties. (DACHPGOG5)

Occupancy of Boarding House

The building is to contain a maximum of 52 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)