

Environmental Health Referral Response - industrial use

Application Number:	DA2023/1395
Proposed Development:	Demolition works and construction of Shop Top housing
Date:	11/10/2023
To:	Adam Croft
Land to be developed (Address):	Lot 3 DP 6777 , 1012 Pittwater Road COLLAROY NSW 2097 Lot 2 DP 314645 , 1014 Pittwater Road COLLAROY NSW 2097 Lot 4 DP 6777 , 1010 Pittwater Road COLLAROY NSW 2097

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

This application is seeking consent for shop top housing at 1010-1014 Pittwater Road, Collaroy.

An acoustic report has been prepared and suitable conditions can be applied.
Environmental Health recommends 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

Acoustic Construction

An acoustic consultant is to review the design details of the walls and floors of the development to identify the effective noise control measures to be applied to ensure acoustic amenity.

Details demonstrating compliance are to be submitted to the Principal Certifier prior to the issue of the Construction Certificate.

Reason: To ensure the premises is effectively acoustically treated

Mechanical Plant

All mechanical plant chosen for the operation of the development such as air conditioning units are to

be acoustically assessed by a suitably qualified person to identify any noise control measures that need to be implemented to ensure no adverse noise impacts occur. The acoustic consultant is to review the positioning of the plant for the development and advise of any necessary noise control measures.

Details demonstrating compliance are to be submitted to the Principal Certifier prior to the issue of the Construction Certificate.

Reason: To ensure the noise amenity is not adversely affected.

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

Acoustic Glazing Construction

Glazing recommendations provided in Section 4 of the Acoustic Report dated 25 September 2023 prepared by Acoustic Dynamics are to be implemented into the construction of the Units identified in Table 3.1 of the report.

Details demonstrating compliance are to be submitted to the Principal Certifier prior to the issue of an Occupation Certificate.

Reason: To ensure acoustic treatments to protect noise amenity

Acoustic Treatment

Any acoustic treatment recommended by the acoustic consultant for the mechanical plant and construction of the development, are to be implemented into the development.

Details demonstrating compliance are to be submitted to the Principal Certifier prior to the issue of an Occupation Certificate.

Reason: To ensure acoustic treatments have been implemented to protect noise amenity