

Environmental Health Referral Response - industrial use

Application Number:	DA2020/0431
Date:	16/06/2020
To:	Alex Keller
Land to be developed (Address):	Lot 4 DP 7445 , 1129 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

The development proposes a boarding house therefore registration requirements as well as public health requirements apply through the Boarding Houses Act 2012 (NSW).

An assessment of the acoustic report provided with the proposal has been reviewed and discussed with the acoustic consultant. Control measures have been provided for implementation to reduce impacts on the residential tenants. Conditions apply.

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

Prior to construction certificate - Noise Control Building Specifications

Within the acoustic report dated 27 March 2020 ref: 200131 prepared by DK Acoustics Pty Ltd, the following noise control measures are to be implemented to provide the required external noise reduction to comply with acceptable noise criteria.

External Walls must comply with recommendations in Section 5.1 of the above report.

Roof/ceiling must comply with recommendations in Section 5.3 of the above report.

Windows and external glazed doors must comply with recommendations in Section 5.4 of the above

report.

Reason: To protect the noise amenity of the area and public health (DACHPCPCC6)

Prior to construction certificate - Noise from Mechanical Equipment

An noise assessment is to be undertaken by a suitably qualified person of the mechanical plant including air-conditioning plant associated with the use of the development. This assessment is to be undertaken to assess noise emission from the mechanical plant and a report is to be submitted to the Principal Certifying Authority prior to Construction Certification.

Reason: Protect noise amenity of the area and public health.(DACHPCPCC6)

CONDITIONS TO BE COMPLIED WITH DURING DEMOLITION AND BUILDING WORK

Compliance with the Boarding House Plan of Management

The requirements of the Boarding House Management Plan dated April 2020 are required by this consent is to be fully implemented in perpetuity from the issue of any interim / final occupation certificate.

Reason: To ensure the premises a maintained in an appropriate manner in perpetuity. (DACHPEDW2)

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

Prior to Occupation Certification - Mechanical Ventilation Certification

Windows and doors in rooms facing Pittwater Road need to be closed and have acoustic seals fitted to reduce internal noise to an acceptable level therefore mechanical ventilation is to be provided in each room facing Pittwater Road and the ventilation must comply with AS1668.2-2012. Certification is to be provided to a principal certifying authority prior to Occupation certification.

Reason: To ensure that the mechanical ventilation system complies with the design requirements. (DACHPFPOC4)

Prior to Occupation Certificate - Registration of Boarding House

Prior to the issuing of any interim / final occupation certificate, certification is to be provided to the principal certifying authority identifying the Boarding House has been registered with the appropriate regulatory authority as prescribed under Part 2 of the Boarding Houses Act 2012. This includes any relevant licences required under Division 2 of said Act.

Reason: To ensure the premises a maintained in an appropriate manner in perpetuity. (DACHPFPOC7)

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

On going - Boarding Houses Act

Compliance with the relevant sections of the Boarding Houses Act NSW in perpetuity from the issue of any interim/final occupation certificate.

Reason: Compliance with the Boarding House Act NSW (DACHPGOG5)