

Environmental Health Referral Response - industrial use

Application Number:	DA2025/0143
Proposed Development:	Demolition works and construction of shop top housing
Date:	20/02/2025
To:	
Land to be developed (Address):	Lot 1 DP 715158 , 1753 Pittwater Road MONA VALE NSW 2103 Lot 2 DP 230780 , 4 Bungan Lane MONA VALE NSW 2103 Lot 2 DP 715158 , 4 Bungan Lane MONA VALE NSW 2103 Lot 102 DP 788439 , 4 Bungan Lane MONA VALE NSW 2103 Lot 2 DP 1136849 , 4 Bungan Lane MONA VALE NSW 2103 Lot 2 DP 412869 , 1749 Pittwater Road MONA VALE NSW 2103

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 proposal for shop top housing is supported by a comprehensive acoustic report which outlines building and design requirements to minimise the potential for offensive noise.

The proposal is considered acceptable with the recommendation of a number of conditions of consent including the a condition to manage noise and vibration emissions during the demolition, excavation and construction phases of the 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:

CONDITIONS TO BE SATISFIED PRIOR TO THE ISSUE OF THE CONSTRUCTION CERTIFICATE

Mechanical Plant

Prior to the issue of any Construction Certificate a detailed assessment by an acoustic consultant is to be conducted of all mechanical plant intended to be installed to ensure that mechanical plant selection complies with the relevant noise criteria outlined in the acoustic report titled "Development Application Noise Assessment" by Acoustic Dynamics dated 13 December 2024 reference number 6550R001.BC.241213.

Details of compliance are to be provided to the Principal Certifier

Reason: To ensure mechanical plant does not create offensive noise.

Acoustic Design Recommendations

Prior to the issuing of any Construction Certificate, documentation is to be submitted to the satisfaction of the Principal Certifier that design recommendations within the acoustic report titled "Development Application Noise Assessment" by Acoustic Dynamics dated 13 December 2024 reference number 6550R001.BC.241213 have been implemented / incorporated into the design of the premises.

Reason: To prevent noise nuisance by using mitigation measures in design.

CONDITIONS THAT MUST BE ADDRESSED PRIOR TO ANY COMMENCEMENT

Construction Noise and Vibration Management Plan

Prior to commencement of demolition and subsequent works, Construction Noise and Vibration Management Plan shall be provided to the satisfaction of Council and the Principal Certifier.

The Construction Noise and Vibration Management Plan shall outline how extraneous noise from demolition, excavation and construction activities will be minimised to ensure reasonable amenity is afforded to surrounding receivers and should include, but not be limited to:

- Identification of the specific activities that will be carried out and associated plant and equipment.
- Identification of all potentially affected sensitive receivers.
- Procedure for the determination of the construction noise objectives, in accordance with the NSW Environment Protection Authority's (EPA) Interim Construction Noise Guideline (ICNG, 2009).
- Determination of appropriate construction vibration criteria.
- Determination of appropriate noise and vibration objectives for each identified sensitive receiver.
- Noise and vibration monitoring, reporting and response procedures.
- Description of specific mitigation treatments, management methods and procedures that can be implemented to control noise (and vibration) during construction.
- Procedures for notifying residents of construction activities that are likely to affect their amenity through noise and vibration.
- Contingency plans to be implemented in the event of non-compliances and/or noise complaints.

Reason: To ensure to ensure reasonable amenity is afforded to surrounding receivers

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

Acoustic Requirements - On-going

Compliance with the recommendations within the acoustic report titled "Development Application Noise Assessment" by Acoustic Dynamics dated 13 December 2024 reference number 6550R001.BC.241213.

Reason: To prevent a noise nuisance to any neighbouring receiver.