

Environmental Health Referral Response - industrial use

Application Number:	DA2023/1757
Proposed Development:	Demolition works and major alterations and additions to Forest Way shopping centre including road infrastructure works and a pedestrian overpass on Forest Way
Date:	18/01/2024
To:	Gareth David
Land to be developed (Address):	Lot 20 DP 1209801 , Forest Way FRENCHS FOREST NSW 2086

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 demolition and construction works to the Forest Way Shopping Centre. The works include excavation for 2 levels of basement carparking, inclusion of a gym, swim school, car wash, retail units and medical area.

An acoustic report prepared by Renzo Tonin and Associates has been provided and conditions will be applied.

Environmental Health recommends approval.

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:

DEVELOPMENT CONSENT OPERATIONAL CONDITIONS

Loading Dock Noise

The use of airbrakes as the trucks approach the entrance of the loading dock is to be avoided where reasonable.

The trucks are to enter the loading dock in a forward direction only to eliminate potential sleep disturbance impacts from trucks manoeuvring and reversing alarms outside the loading dock enclosure.

To minimise potential noise event (rattle, clangs, bangs, etc.) from the movement of the truck on the loading dock driveway, the redevelopment of the shopping centre is to ensure that the driveway has an

even surface and that the drainage grate across the driveway is properly secured.

The roller door is to be closed once the truck enters the loading dock so that any noise events from truck movements within the loading dock area and loading/unloading activities are subject to acoustic attenuation by the enclosure.

The roller door is to have a rubber seal on the bottom rail to minimise any impact sound on closing.

Reason: To ensure acoustic compliance in an operational situation.

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

Mechanical Plant Acoustic Assessment

Prior to the issue of any Construction Certificate, an acoustic engineer is to be engaged to undertake an assessment of mechanical services equipment to ensure that the cumulative noise of all equipment does not exceed the applicable noise criteria as detailed in the Acoustic Report prepared by Renzo Tonin dated 6 November 2023. Effective noise mitigation measures are to be provided in the report.

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

Reason: To ensure noise impacts are addressed.

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

Installation of Acoustic Controls

Certification shall be provided from a suitably qualified professional that all recommended noise mitigation measures have been installed according to the noise assessment report undertaken prior to Construction certificate.

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

Reason: To ensure noise has been mitigated as much as possible.