

Environmental Health Referral Response - industrial use

Application Number:	DA2024/0460
Proposed Development:	Demolition works and construction of shoptop housing
Date:	28/05/2024
To:	Adam Croft
Land to be developed (Address):	Lot 188 DP 16719 , 3 Gondola Road NORTH NARRABEEN NSW 2101 Lot 187 DP 16719 , 1 Gondola Road NORTH NARRABEEN NSW 2101

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 a shop top housing development comprising 14 residential apartments and 2 x ground floor retail (commercial) tenancies including parking for 38 vehicles over 2 levels and rooftop communal space.

An acoustic report prepared by PWNA dated 14 December 2023 has provided recommendations for design and construction to ensure suitable noise limits.
In addition, recommendation have been provided for the use of the communal area to reduce noise impacts.

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 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 prepared by PWNA dated 14 December 2023 have been implemented / incorporated into the design of the premises.

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

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

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

Deliveries, waste and recycling collection hours

Deliveries, waste and recycling collection from the site is to be carried out between 7am and 10pm only to minimise noise.

Reason: To minimise noise to residential receivers.

Use of Roof Communal Area

The number of patrons using the roof communal garden is to be limited to the following:

- Between 7:00 am and 6:00 pm: Maximum of 40 people.
- Between 6:00 pm and 10:00 pm: Maximum of 16 people.

Reason: To ensure the noise amenity of the area.