

Environmental Health Referral Response - industrial use

Application Number:	DA2023/1128
Proposed Development:	Demolition works and construction of a Residential Flat Building
Date:	07/09/2023
To:	Gareth David
Land to be developed (Address):	Lot 73 DP 7413 , 27 Redman Road DEE WHY NSW 2099

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 the construction of a residential flat building development containing 4 x 3 bedroom units with ground level car parking containing 4 x parking spaces.

An acoustic report has been prepared which provides recommendations to address potential noise impacts. Suitable noise conditions will 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

Mechanical Plant Noise

A detailed acoustic review is to be undertaken by a suitably qualified person to ensure the mechanical plant selected complies with the requirements of Section 5.1 of the Acoustic Report prepared by Acoustics Logic, dated June 2022, reference 20220688.1.

Certification is to be provided to the Principal Certifying authority demonstrating compliance with the above.

Reason: To ensure the premises is suitably constructed to avoid adverse noise impacts

CONDITIONS WHICH MUST BE COMPLIED WITH PRIOR TO THE ISSUE OF THE OCCUPATION 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 have been implemented / incorporated into the design of the premises.

This is to also include any further noise recommendations made by a suitably qualified person in relation to noise treatment for the mechanical plant.

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

Construction Materials Noise

Prior to the issuing of an Occupation Certificate, certification is to be provided that confirms windows, doors roof, ceiling and external walls have been constructed with materials in accordance with Section 4.4 Recommended Constructions, of the Acoustic Report prepared by Acoustic Logic, dated June 2022 reference 20220688.1.

Details demonstrating compliance are to be submitted to the Principal Certifier.

Reason: To ensure the premises is suitably constructed to avoid adverse noise impacts