

Environmental Health Referral Response - industrial use

Application Number:	DA2023/1289
Proposed Development:	Demolition works and construction of Shop Top Housing
Date:	27/09/2023
To:	Gareth David
Land to be developed (Address):	Lot 21 DP 571298 , 1112 - 1116 Barrenjoey Road PALM BEACH NSW 2108

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 demolition of the existing site structures and the construction of a shop top housing development incorporating 7 apartments above 2 retail tenancies and basement car parking for 23 vehicles accessed from the Barrenjoey Road frontage.

The plans for the proposed development identify the air conditioning condensers located on the roof top. The A/C condensers is for four apartments and two shop units. Noise from the condenser units may be an issue, especially to residential receivers 23 Palm Beach Road and 21A Palm Beach Road, and needs to be considered as part of this proposal.

The applicant is required to have an acoustic report completed to assess potential noise to nearby residential receivers from the A/C condenser on the roof, the vertical discharge openings and the carpark exhaust discharge.

In addition, the acoustic report is to assess potential noise impacts on the residential apartments within the proposal from sources such as:

- The plant room in the basement
- Any exhaust/air outlets on the Eastern and Northern side of the building that may impact on the apartments during sensitive noise times.

Environmental Health recommends refusal at this time

The proposal is therefore unsupported.

Note: Should you have any concerns with the referral comments above, please discuss these with the Responsible Officer.

Recommended Environmental Investigations Conditions:

Nil.