

Environmental Health Referral Response - industrial use

Application Number:	DA2021/0004
Date:	09/03/2021
To:	Anne-Marie Young
Land to be developed (Address):	Lot 1 DP 528546 , 1121 Pittwater Road COLLAROY NSW 2097

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

A review of the Acoustic Report prepared by Acoustic Logic dated 25 February 2021 has identified acoustic treatments that can be applied to the proposal to achieve an acceptable noise level. Environmental Health have considered, location of wards/runs, location of mechanical plant, operational hours, waiting room locations and as such appropriate noise mitigating conditions will be applied to 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:

DEVELOPMENT CONSENT OPERATIONAL CONDITIONS

Animal Boarding

No general boarding is to be undertaken on site with the exception of infirmed animals onsite for direct observation.

Reason: To protect the noise amenity of nearby residents. (DACHPBOC5)

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

Acoustic Treatment of Mechanical Plant

The mechanical plant is to be acoustically treated according to requirements details in Section 7.3 of

the acoustic report dated 25 February 2021 prepared by Acoustic Logic reference number: 20210149.1/2502A/R0/MB.

Reason: To protect the noise amenity of nearby residents DACHPFPOC5)

Acoustic Construction Materials

The following construction requirements must be completed in accordance with the requirements detailed in the acoustic report prepared by Acoustic Logic dated 25 February 2021 reference number 20210149.1/2502A/R0/MB.

- Windows and Doors must be constructed in accordance with Section 5.2.1 of the above report.
- External Wall construction to comply with Section 5.2.2 of the above report
- External Roof and Ceiling construction to comply with Section 5.2.3 of the above report.

Reason: To achieve acceptable acoustic decibel noise levels inside and outside the development.

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

Noise Management Plan

A Noise Management Plan is to be prepared and implemented into the operation of the business which identifies how animal noise will be managed so as not to create offensive noise as defined under the Protection of the Environment Operations Act 1997. The plan is to include but is not limited to, identifying likely noise sources, effective methods to alleviate any persistent/consistent barking, complaints protocol and person/s responsible for implementing the plan.

Reason: To protect the noise amenity of the area. (DACHPGOG6)