

Environmental Health Referral Response - industrial use

Application Number:	DA2020/1597
Date:	17/05/2021
To:	Anne-Marie Young
Land to be developed (Address):	Lot 25 DP 7002 , 67 Pacific Parade 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

New Information - Additional Review 14.05.2021

Amended plans of the proposed boarding house have been provided. The applicant has not provided any information if the updated plans will impact on the findings/recommendations within the acoustic report by Day Design Pty Ltd dated 9 December 2020 (Reference 7066-1.2R).

An updated acoustic assessment by a suitably qualified and experienced acoustic consultant is required in accordance with NSW EPA Noise Policy for Industry in order to determine any acoustic impacts of the changes including but not limited to an assessment of the following changes:

- The inclusion of 3 rooms with open private space on the ground floor; and
- The increase in size of the common room and outdoor common space on level 3.

Additionally, concerns have also been raised that no modelling was conducted on the potential acoustic impacts that may be felt by 9/65 Pacific Parade, Dee Why that is located on level 3. The assessment had only taken into account modelling for receptors located up to level 2 at 65 Pacific Parade. From a review of the elevations it appears that the residential units located on Level 3 of 65 Pacific Parade would be considered as impacted residences warranting an assessment of the potential impacts of the proposed development.

The updated acoustic assessment is to also include an assessment of the potential impacts on residences located on Level 3 of 65 Pacific Parade. In particular, any noise impacts from the Level 3 outdoor common space.

It is also noted that Day Design conducted attend noise monitoring at the rear location of 67 Pacific Parade at first floor level to establish the noise level difference with varying height and established a 2dB increase between ground floor and first floor. However, Environmental Health recommends that an acoustic consultant reviews and determines if monitoring is needed from an elevation equivalent to Level 3 65 Pacific Parade. This is in order to determine if there is any major difference with varying height from Level 1 to Level 3.

Recommendation

REFUSAL

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.