

Environmental Health Referral Response - industrial use

Application Number:	DA2024/1822
Proposed Development:	Alterations and additions to seniors housing
Date:	17/06/2025
To:	Thomas Burns
Land to be developed (Address):	Lot 1 DP 774980 , 1 / 0 Veterans Parade NARRABEEN NSW 2101 Lot 1 DP 803645 , 1 / 0 Veterans Parade NARRABEEN NSW 2101 Lot 2026 DP 752038 , 1 / 0 Veterans Parade NARRABEEN NSW 2101 Lot 2611 DP 752038 , 1 / 0 Veterans Parade NARRABEEN NSW 2101 Lot 2641 DP 752038 , 1 / 0 Veterans Parade NARRABEEN NSW 2101 Lot 573 DP 752038 , 1 / 0 Veterans Parade 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

The proposal seeks consent for the following:

- Demolition of several existing structures including a small ancillary 'IT building' and existing private bus shelter that is no longer required.
- Upkeep and upgrade works to existing services, including new mechanical condensers and small smoke exhaust fan to existing roof structures.
- Demolition of a decommissioned pump room (fire booster set), which is no longer required as these pumps have been replaced by a new booster and fire storage tank approved under DA 2022/1433.
- Refurbishment and replacement of an existing external stage used by the Village for outdoor RSL services, including associated retaining walls and landscaping.
- Reconfiguration of the existing parking layout to consolidate car parking locations and the provision of an additional 5 net parking spaces to suit the operational needs of the Village, it's residents and visitors.
- The construction of accessible paths connecting the Montgomery Centre to other parts of the Village including new landscaped areas, Edmondson Drive, the Terrace building, the Village OpShop and additional on-site parking.
- Landscaping works and additional planting.

For the purposes of this referral response, the most applicable portion of the development for which concurrence from Environmental Health would be required is the " new mechanical condensers and

small smoke exhaust fan to existing roof structures.". The main reason for such a referral relates to potential noise impacts.

To address these potential impacts, an acoustic report is normally required, which would assess background levels in relation to projected noise triggers levels and propose any mitigation measures, if required, to implemented which would reduce the chances of offensive noise being emitted.

In regard to this, the proposal documentation only contains a brief diagrammatical representation of what is presumed to be selected models of plant. The representation various octave band frequencies at varying sound pressure levels.

Without further site specific investigation and background noise assessment, together with site specific analysis of the above data in this regard, Environmental Health is unable to undertake further assessment as to the suitability of the proposal.

17/06/2025 - Amended Comments

The applicant has provided updated information in the form of an acoustic report which has undertaken and assessment of mechanical plant.

Environmental Health considers the information provided appropriate and recommends approval with a number of consent conditions.

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:

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 by Day Design Pty Ltd reference number 8068-2.1R dated 13 June 2025 have been implemented / incorporated into the design of the premises.

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