

Environmental Health Referral Response - industrial use

Application Number:	DA2023/1068
Proposed Development:	Demolition works and construction of a vehicle storage facility including a take-away cafe.
Date:	17/08/2023
To:	Claire Ryan
Land to be developed (Address):	Lot 3 DP 617781 , 69 Bassett Street MONA VALE NSW 2103

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 seeks consent for the demolition of existing structures and construction of a three-storey vehicle storage building with a ground floor take-away cafe at 69 Bassett Street Mona Vale.

The acoustic assessment prepared by Acoustic Dynamics dated 4 April 2023 has provided a number of noise mitigation measures to control noise and vibration.

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

Lift Shaft

Prior to the issuing of an Occupation Certificate, the lift shaft, lift frame and rails/guides must be acoustically isolated from the adjacent building structure. Installation of resilient ties between the lift shaft and the adjacent building structure is to prevent the transmission of structure-borne noise and vibration. Suitable resilient ties would be the Matrix SB06 resilient wall tie (or equivalent).

The rails/guides for the subject lift are required to be isolated from the structure of the building via commercially available vibration isolation mounts.

All perimeter joints of the lift shaft must be sealed airtight using a suitable flexible sealant. Sealants must be flexible, durable and have capacity to retain acoustic properties for the life of the design.

Appropriate sealants are polyurethane or silicone based.

Any access panels or hatches must be installed with a compressible rubber perimeter seal or gasket to ensure an airtight seal when closed.

The lift motor and associated equipment should be located on an isolated platform. The platform should be isolated from the building structure through the use of suitbale vibration mounts. Alternatively, a resilient layer (such as Embelton Supershearflex) can be installed between the motor and the basement garage structural slab or mounting bracket.

Passive ventilation to the motor enclosure can be supplied via an acoustic vent installed through the wall of the enclosure. An appropriate acoustic vent is the Silenceair 64m Passive Acoustic Wall Ventilator (or equivalent).

Reason: To ensure noise and vibration is effectively managed

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

Operational Management Plan

The operational management plan dated April 2023 prepared by Ingham Planning is to be complied with for the life of the development.

Reason: To ensure the amenity of the area