



1 May 2025

REFERRAL RESPONSE – ENVIRONMENTAL HEALTH

FILE NO: Development Applications: 413/2024/1

ADDRESS: 488-492 Old South Head Road ROSE BAY 2029

PROPOSAL: Demolition of the existing buildings and construction of a new four storey mixed use building comprising a Woolworths supermarket at Ground floor and Level 1 and 13 residential apartments at Levels 1-3, three levels of basement car parking and associated services; site remediation; earthworks; landscaping; signage and siteworks.

FROM: Louie Salvatore

TO: Ms L Samuels

1. ISSUES

- Acoustics – Loading Dock Noise & Vibration Assessment.

2. DOCUMENTATION

I refer to the following documents received for this report:

- Acoustic Assessment – Loading Dock Noise & Vibration Assessment prepared by E-LAB Consulting – Project No. P01374 – 25 March 2025.

3. RESEARCH

The following research was undertaken in the preparation of this assessment:

- A site inspection was carried out on the following date: *#Insert/delete as appropriate*

4. SUMMARY OF PROPOSAL

The DA specifically seeks consent for the following:

- Site preparation works including demolition of the existing building, remediation and earthworks.
- Construction and use of a four (4) storey mixed-use building comprising:
 - A woolworths supermarket on the Ground Floor and part of the Level 1 area; and
 - 13 residential apartments located on Levels 1-3, comprising a mix of two, three and four bedroom dwellings.
- Construction of three (3) basement levels containing 70 supermarket parking spaces (inclusive of 5 'Direct to Boot' spaces), 19 residential vehicle spaces, 3 residential visitor parking spaces, a car wash bay, as well as motorcycle and bicycle spaces;
- Installation of business and building identification signage;
- Landscaping works including ground level secured separation zone landscaping and provision of upper level communal and private open spaces;



5. ASSESSMENT

Comments have been prepared on the following. **Where Approval is recommended, Conditions of Consent follow at the end of the comments.**

a) Acoustics

Environmental Health - Review

Review of Acoustic Assessment – Loading Dock Noise & Vibration Assessment prepared by E-LAB Consulting – Project No. P01374 – 25 March 2025.

The assessment has been prepared to address the request for information from Woollahra Municipal Council related to noise and vibration impacts from the proposed ground floor loading dock on residential apartments within the project site at 488-492 Old South Head Road, Rose Bay.

Acoustic Report: prepared by E-LAB Consulting – Document Reference P01374 – Revision 002 – 02 October 2024, established background noise levels and subsequent Rating Background Noise Levels (RBL) at locations indicated below.



LT2 represents the lowest measured RBL of 41 LA90 dBA (DAY) & 38 LA90 dBA (EVENING). For loading dock noise impacts to external areas on the project site, a **background + 5** target is adopted in line with the NSW EPA “Intrusiveness” criterion.

Table 1: Project Criteria – External Noise Levels

RECEIVER AREA	GUIDELINE	TIME OF DAY	CRITERIA NOISE LEVEL – dB(A) $L_{EQ(15MIN)}$
External Balconies	NSW EPA “Intrusiveness” criterion - Background + 5	Day	46
		Evening	43



Internal Noise Levels & Loading Dock Noise Assessment

The most affected apartment on the project site is Unit 101 located directly above. Internal noise levels shall be designed to achieve the recommendations in Australian Standard AS2106:2016 *Acoustics: Recommended design sound levels and reverberation times for building interiors*.

Table 2: Project Criteria – Internal Noise Levels

RECEIVER AREA	GUIDELINE	CRITERIA NOISE LEVEL – dB(A) L _{EQ(15MIN)}
Unit 101 Bedrooms	Australian Standard AS2107:2016	35 - 40

Noise levels from the loading dock & waste collection were presented in Table 12 of *Acoustic Report: prepared by E-LAB Consulting – Document Reference P01374 – Revision 002 – 02 October 2024*, which indicated compliance at the most affected receiver, being Receiver RC3, which has direct line of sight to the loading dock. Noise mitigation measures to ensure compliance from the operation of the loading dock were summarised in Section 6.4 of the same Report.

The following assumptions have been made:

- The sound power level of small trucks, large vans or waste removal vehicles entering the loading dock will be up to 95dB(A).
- The roller door to the loading dock will be shut when in use.
- Up to 2 heavy vehicles will enter the loading dock in a peak hour, equivalent to up to 1 heavy vehicle in any given 15-minute period.
- Heavy vehicles using the loading dock are expected to turn off their engines while unloading. Conservatively, it is assumed their engines will remain on for up to 3 minutes in a 15-minute period, provided the roller door is closed.

A summary of the predicted noise levels to the most affected noise sensitive spaces on the project development is provided in Table 3 below:

Table 3: Predicted noise levels

RECEIVER	SCENARIO	PREDICTED NOISE LEVEL – dB(A)	CRITERIA NOISE LEVEL – dB(A) L _{EQ(15MIN)}
External Balcony	External Noise	42	43
Unit 101 Bedrooms	Internal Noise through Façade – windows closed	25	35
	Internal Noise through Façade – windows open	38	40
	Internal Noise through Slab	23	35

Environmental Health notes that the predicted noise levels at Unit 101 Bedrooms, being a sensitive noise space, complies with all four scenarios. Environmental Health is satisfied that provided all noise mitigation measures, as detailed in Section 4 of the Assessment Report, are implemented, noise arising from loading dock operations should not adversely affect the acoustic amenity of the apartments above.

Environmental Health - Additional Comments



I refer to *Acoustic Report: prepared by E-LAB Consulting – Document Reference P01374 – Revision 002 – 02 October 2024*, where further information was required in relation to:

- External Noise Emissions – Mechanical Plant, and
- Construction Noise.

Refer to recommendations provided in Environmental Health Referral Response 18 November 2024. This information has not been received as the latest Assessment Report only related to Internal Noise Levels & Loading Dock Noise.

6. RECOMMENDATION

Council's Environmental Health Officer has determined that the proposal is satisfactory, subject to the following conditions:

A. GENERAL CONDITIONS

A.1 Approved Plans and Supporting Documents

Those with the benefit of this consent must carry out all work and maintain the use and works in accordance with both the architectural plans to which is affixed a Council stamp "Approved" and supporting documents listed below unless modified by any following condition.

Where the plans relate to alterations or additions only those works shown in colour or highlighted are approved.

Reference	Description	Author	Date
Project No. P013 74	Acoustic Report	E-LAB Consulting	25 March 2025

Notes:

Warning to Principal Certifier – You must always insist on sighting the original Council stamped approved plans. You must not rely solely upon the plan reference numbers in this condition. Should the Applicant not be able to provide you with the original copy Council will provide you with access to its files so you may review our original copy of the approved plans.

These plans and supporting documentation may be subject to conditions imposed under section 4.17(1)(g) of the Act modifying or amending the development.

Condition Reason: To ensure all parties are aware of the approved plans and supporting documentation that applies to the development.

(Autotext 5A)

B. BEFORE DEMOLITION WORK COMMENCES

C. ON COMPLETION OF REMEDIATION WORK

D. BEFORE ISSUE OF A CONSTRUCTION CERTIFICATE



D.1 Acoustics – Noise & Vibration Mitigation of Loading Dock

The recommendations for noise and vibration mitigation measures, as detailed in *Section 4* of the *Acoustic Assessment – Loading Dock Noise & Vibration Assessment prepared by E-LAB Consulting – Project No. P01374 – 25 March 2025*, to ensure that loading dock noise impacts are controlled to residential apartments above the loading dock, shall be fully incorporated into the design and construction of the building envelope and be shown on plans accompanying the Construction Certificate application.

The construction methodology and plans accompanying the Construction Certificate application, shall be assessed and certified in writing by a suitably qualified acoustic consultant, to verify conformance with the requirements of the aforementioned acoustic assessment report. The written certification from the suitably qualified acoustic consultant shall be submitted to and approved by the Principal Certifying Authority (PCA) prior to issue of the Construction Certificate.

Note 1: Internal noise levels shall be designed to achieve the recommendations in Australian Standard AS2106:2016 Acoustics: Recommended design sound levels and reverberation times for building interiors.

Note 2: ‘Suitably qualified acoustic consultant’ means a consultant who possesses Australian Acoustical Society membership or are employed by an Association of Australasian Acoustical Consultants (AAAC) member firm.

Condition Reason: To ensure interior design sound levels are maintained for occupants of the residential apartments above the loading dock.

E. BEFORE BUILDING WORK COMMENCES

F. DURING BUILDING WORK

F.1 Hours of Work –Amenity of the Neighbourhood

While site work is being carried out:

- a) No work must take place on any Sunday or public holiday.
- b) No work must take place before 7am or after 5pm any weekday.
- c) No work must take place before 7am or after 1pm any Saturday.
- d) The following work must not take place before 9am or after 4pm any weekday, or before 9am or after 1pm any Saturday or at any time on a Sunday or public holiday:
 - piling,
 - piering,
 - rock or concrete cutting, boring or drilling,
 - rock breaking,
 - rock sawing,
 - jack hammering, or
 - machine excavation.
- e) No loading or unloading of material or equipment associated with the activities listed in part d) above must take place before 9am or after 4pm any weekday, or before 9am or after 1pm any Saturday or at any time on a Sunday or public holiday.



- f) No operation of any equipment associated with the activities listed in part d) above must take place before 9am or after 4pm any weekday, or before 9am or after 1pm any Saturday or at any time on a Sunday or public holiday.
- g) No rock excavation being cutting, boring, drilling, breaking, sawing, jack hammering or bulk excavation of rock, must occur without a 15 minute interval break within every hour.

Notes:

The use of noise and vibration generating plant and equipment and vehicular traffic, including trucks in particular, significantly degrade the amenity of neighbourhoods and more onerous restrictions apply to these activities. This more invasive work generally occurs during the foundation and bulk excavation stages of development. If you are in doubt as to whether or not a particular activity is considered to be subject to the more onerous requirement (9am to 4pm weekdays and 9am to 1pm Saturdays) please consult with Council.

Each and every breach of this condition by any person may be subject to a separate penalty infringement notice or prosecution.

The delivery and removal of plant, equipment and machinery associated with wide loads subject to Transport for NSW and NSW Police restrictions on their movement outside the approved hours of work will be considered on a case by case basis.

Compliance with these hours of work does not affect the rights of any person to seek a remedy to offensive noise as defined by the Protection of the Environment Operations Act 1997, the Protection of the Environment Operations (Noise Control) Regulation 2017.

NSW EPA Noise Guide is available at www.epa.nsw.gov.au/noise/nglg.htm

Condition Reason: To mitigate the impact of work upon the amenity of the neighbourhood.

(Autotext 6F)

G. BEFORE ISSUE OF AN OCCUPATION CERTIFICATE

H. OCCUPATION AND ONGOING USE

H.1 Trading Hours

During the occupation and ongoing use, trading hours are limited to:

- a) Trading: Monday to Friday: 7:00am to 10:00pm
- b) Trading: Saturday: 7:00am to 10:00pm
- c) Trading: Sunday and Public Holiday: 7:00am to 10:00pm
- d) Loading Dock & Deliveries: 7:00am to 10:00pm, Monday to Sunday.
- e) Waste Collection: 7:00am to 3:00pm, Monday to Sunday.

Condition Reason: To mitigate amenity impacts upon the neighbourhood by commercial or retail trading including, but not limited to, external impacts associated with clients attending the site for business or otherwise.

(Autotext 2H)

H.2 Noise Control



During the occupation and ongoing use, the use of the premises must not give rise to the transmission of offensive noise to any place of different occupancy. Offensive noise is defined in the Protection of the Environment Operations Act 1997.

Notes:

Council will generally enforce this condition in accordance with the Noise Guide for Local Government (www.epa.nsw.gov.au/your-environment/noise/regulating-noise/noise-guide-local-government) and the NSW Industrial Noise Policy (www.epa.nsw.gov.au/your-environment/noise/industrial-noise) published by the NSW Environment Protection Authority. Other State Government authorities also regulate the Protection of the Environment Operations Act 1997.

Useful links:

- Community Justice Centres—free mediation service provided by the NSW Government www.cjc.nsw.gov.au.
- NSW Environment Protection Authority— see “noise” section www.environment.nsw.gov.au/noise.
- NSW Government legislation- access to all NSW legislation, including the Protection of the Environment Operations Act 1997 and the Protection of the Environment Noise Control Regulation 2017 is available at www.legislation.nsw.gov.au.
- Australian Acoustical Society—professional society of noise related professionals www.acoustics.asn.au.
- Association of Australian Acoustical Consultants—professional society of noise related professionals www.aaac.org.au.
- Liquor and Gaming NSW—www.liquorandgaming.nsw.gov.au.

Condition Reason: To protect the amenity of the neighbourhood.

(Autotext 55H)

Louie Salvatore
A/Team Leader – Building & Compliance

01 May 2025
Completion Date



18 November 2024

ORIGINAL REFERRAL RESPONSE – ENVIRONMENTAL HEALTH

FILE NO: Development Applications: 413/2024/1

ADDRESS: 488-492 Old South Head Road ROSE BAY 2029

PROPOSAL: Demolition of the existing buildings and construction of a new four storey mixed use building comprising a Woolworths supermarket at Ground floor and Level 1 and 13 residential apartments at Levels 1-3, three levels of basement car parking and associated services; site remediation; earthworks; landscaping; signage and siteworks.

FROM: Louie Salvatore

TO: Ms L Samuels

7. ISSUES

- *Acoustics.*
- *Soil Contamination – SEPP (Resilience & Hazards) 2021.*
- *Acid Sulfate Soils – WLEP 2014.*

8. DOCUMENTATION

I refer to the following documents received for this report:

- Statement of Environment Effects: prepared by Ethos Urban – Document No. 2240289 – 04 October 2024.
- Architectural Plans: prepared by pbd architects – Project No. 2401 – Issue 4 – 26 September 2024.
- Acoustic Report: prepared by E-LAB Consulting – Document Reference P01374 – Revision 002 – 02 October 2024.
- Land Contamination Report (Report on Preliminary Site Investigation): prepared by Douglas Partners Pty Ltd – Document Reference 229319.01.R.001.Rev1 – 19 September 2024.

9. RESEARCH

The following research was undertaken in the preparation of this assessment:

- A site inspection was carried out on the following date: *#Insert/delete as appropriate*

10. SUMMARY OF PROPOSAL

The DA specifically seeks consent for the following:

- Site preparation works including demolition of the existing building, remediation and earthworks.
- Construction and use of a four (4) storey mixed-use building comprising:



- A woolworths supermarket on the Ground Floor and part of the Level 1 area; and
- 13 residential apartments located on Levels 1-3, comprising a mix of two, three and four bedroom dwellings.

- Construction of three (3) basement levels containing 70 supermarket parking spaces (inclusive of 5 'Direct to Boot' spaces), 19 residential vehicle spaces, 3 residential visitor parking spaces, a car wash bay, as well as motorcycle and bicycle spaces;
- Installation of business and building identification signage;
- Landscaping works including ground level secured separation zone landscaping and provision of upper level communal and private open spaces;

11. ASSESSMENT

Comments have been prepared on the following. **Where Approval is recommended, Conditions of Consent follow at the end of the comments.**

a) Acoustics

Environmental Health - Review

Review of Acoustic Report: prepared by E-LAB Consulting – Document Reference P01374 – Revision 002 – 02 October 2024.

The report has considered the following acoustic considerations:

- Noise impact from the operation of the retail supermarket to surrounding noise-sensitive receivers.
- Noise impact from the loading dock operation and waste collection on surrounding noise sensitive receivers.
- Traffic noise impacts from major roads on the development's residential apartments.
- Noise impacts from traffic generated by the development to surrounding noise -sensitive receivers.
- Noise emissions from mechanical plant associated with the project building to surrounding noise-sensitive receivers.

Environmental Health considers that the following standards and guidelines, used to establish noise objectives for the project are appropriate, as follows:

- NSW Department of Planning's Development Near Rail Corridors and Busy Roads – Interim Guideline (Interim Guideline).
- NSW Government's State Environmental Planning Policy (Transport and Infrastructure) 2021 (SEPP 2021).
- Woollahra Municipal Council's Woollahra Development Control Plan 2015 (DCP).
- Woollahra Municipal Council's Woollahra Local Environmental Plan 2014 (LEP).
- NSW EPA's Noise Policy for Industry 2017 (NPfI).
- NSW EPA Road Noisy Policy (RNP).

The location of the proposed development, noise monitoring and measurement locations, and surrounding noise-sensitive receivers are presented below:



Table 1: Description of nearby noise sensitive receiver catchments

RECEIVER CATCHMENT	DESCRIPTION
RC1 – Mixed-use	Existing mixed-use multi-storey development (including residential apartment) situated along the north-eastern common boundary.
RC2 – Residential	Existing residential dwellings situated along the northern common boundary along Albemarle Avenue.
RC3 – Residential	Existing residential dwellings situated west across Albemarle Avenue.
RC4 – Residential	Existing residential dwellings situated east across Old South Head Road.
RC5 – Commercial	Existing commercial use development east across Old South Head Road.
RC6 – Commercial	Existing commercial use development located south on the corner of Albemarle and Old South Head Road.

A. Background Noise Monitoring – Long term & Short term

Table 3: Unattended background noise monitoring results

LOCATION	MEASURED RATING BACKGROUND NOISE LEVELS L _{A90} dB(A)		
	DAY	EVENING	NIGHT
LT1	58	51	38
LT2	41	38	33

Table 4: Long-term traffic noise monitoring results

LOCATION	MEASURED TRAFFIC NOISE LEVELS, L _{Aeq,period} dB(A)			
	DAY (7AM – 10PM)		NIGHT (10PM – 7AM)	
	LEQ(15HR) dB(A)	LEQ(1HR) dB(A)	LEQ(9HR) dB(A)	LEQ(1HR) dB(A)
LT1	69	72	62	64
LT2	49	52	41	45

B. Internal Noise Levels – Traffic Airborne Noise Intrusion

Clause 2.120 of SEPP (Transport & Infrastructure) 2021 states the requirements for the impact of road noise or vibration on non-road development.



Table 5: Summary of internal noise criteria from the Interim Guideline and SEPP 2021

TYPE OF HABITABLE SPACE	APPLICABLE TIME PERIOD	INTERNAL NOISE LEVEL CRITERIA – WINDOWS/DOORS CLOSED	INTERNAL NOISE LEVEL CRITERIA – WINDOWS/DOORS OPEN
Sleeping areas (bedrooms)	10:00pm – 7:00am	35 dB(A) _{L_{Aeq}(9hour)}	45 dB(A) _{L_{Aeq}(9hour)}
Living rooms	At any time	40 dB(A) _{L_{Aeq}(15hour)}	50 dB(A) _{L_{Aeq}(15hour)}

Based on provided additional peak hour trips, the predicted increase in traffic noise levels due to the development and car park relocation is less than 2dB(A) which is within the limits given in the Road Noise Policy criteria. For this reason, the traffic generated by the proposed development will not have an adverse impact on the existing residents.

Table 13: Existing and additional peak hour traffic volumes

ROADWAY	PEAK PERIOD	LIGHT VEHICLES		HEAVY VEHICLES	
		EXISTING TOTAL TRAFFIC VOLUME (VEHICLES/HOUR)	ADDITIONAL PEAK HOUR TRIPS (PROPOSED DEVELOPMENT) (VEHICLES/HOUR)	EXISTING TOTAL TRAFFIC VOLUME (VEHICLES/HOUR)	ADDITIONAL PEAK HOUR TRIPS (PROPOSED DEVELOPMENT) (VEHICLES/HOUR)
Albemarle Avenue	AM	296	87	6	2
	PM	287	124	3	0
Old South Head Road	AM	1335	57	80	2
	PM	1475	82	44	0

Environmental Health recommends that the noise mitigation measures detailed in section 6.2, 6.3 & 6.4 of the acoustic report are incorporated into the design of the building in order to achieve the project internal noise limits summarised in Table 5.

C. External Noise Emissions – Mechanical Plant

The intrusiveness of the mechanical plant noise source is generally considered acceptable if the level of noise from the source (in terms of L_{Aeq}) measured over a 15-minute period does not exceed the background noise level by more than 5 dB when beyond a minimum threshold. The project intrusiveness noise level is applicable to surrounding residential receivers.

It should be noted that the Draft Woollahra Development Control Plan (DCP) 2015 Amendment No. 27 applies to land. Chapter D3, Section D3.10 (Site Facilities) states the following regarding noise from mechanical plant:

C.10 Mechanical plant and equipment (including lift overruns and air conditioners) must be wholly contained within the permissible building envelope and must not be located externally or on the roof unless Council is satisfied that it:

- a) Cannot be reasonably located elsewhere; and
- b) is thoughtfully located, sized, enclosed, concealed and integrated into the building design (including when viewed from above) and roof form so it:



- i. is not visible from the streetscape or public domain;*
- ii. is consistent with the overall building design, roof form and materials;*
- iii. is visually discreet and unobtrusive when viewed from adjoining properties; and*
- iv. minimises acoustic impacts to adjoining properties.*

Note: Noise emissions from mechanical plant equipment must not exceed the background noise levels when measured at the boundary of the development site. The provisions of the Protection of the Environment Operations Act 1997 apply.

Further to the above, Part G, Section G8.2.7 (Vehicular access and servicing) of the Draft DCP 2015 Amendent 27 provides the following controls:

C7. Automated doors for car parking, loading areas and loading docks are designed to provide effective noise reduction. The use of these facilities must not give rise to noise which exceed 5dB(A) above the background sound level when measured at the façade of the nearest residential property.

Environmental notes that that the Intrusive noise criteria of the NSW INPfl has been applied to the project site, as follows:

Table 6: Project intrusiveness noise level criteria for each residential receiver catchment

RECEIVER CATCHMENT	TIME OF DAY	MEASURED RBL - dB(A)	PROJECT INTRUSIVENESS NOISE LEVELS - $L_{Aeq,15min}$ dB(A)
RC1 – RC3	Day	41	46
	Evening	38	43
	Night	33	38
RC4	Day	58	63
	Evening	51	56
	Night	38	43



Table 8: Project noise trigger levels (PNTL) to be applied to each surrounding receiver catchment

RECEIVER CATCHMENT	RECEIVER TYPE	TIME OF DAY	PROJECT INTRUSIVENESS NOISE LEVEL - $L_{Aeq,15min}$ dB(A)	PROJECT AMENITY NOISE LEVEL - $L_{Aeq,15min}$ dB(A)	SLEEP DISTURBANCE NOISE LEVEL - dB(A)	PROJECT NOISE TRIGGER LEVEL - $L_{Aeq,15min}$ dB(A)
RC1-RC3	Residential (Suburban)	Day	46	53	N/A	46
		Evening	43	43	N/A	43
		Night	38	38	40 $L_{Aeq,15min}$ 62 L_{AFmax}	38
RC4	Residential (Urban)	Day	63	52	N/A	52
		Evening	56	48	N/A	48
		Night	43	48	43 $L_{Aeq,15min}$ 52 L_{AFmax}	43
RC5 & RC6	Commercial	When in use	N/A	63	N/A	63

Environmental Health **is not in agreement** with the selected noise criterion to be applied for potential noise emissions emanating from mechanical plant and associated equipment. This is a less stringent noise criteria than Chapter D3, Section D3.10 (Site Facilities) that states the following regarding noise from mechanical plant:

“noise emissions from mechanical plant equipment must not exceed the background noise levels when measured at the boundary of the development site”.

In referencing architectural drawings, Environmental Health has identified mechanical plant equipment located on the Basement 1 Level (Exhaust Plant & Coolroom/Freezer), Ground Floor (Supermarket ACU & Refrigeration Plant), Level 1 (AHU Plant & A/C Duct Transition) & Roof Level (Plant Services & Exhaust).

While exact equipment selections may change during the detailed design stage, Environmental Health recommends that all mechanical plant shall be selected, and where required, acoustic mitigation measures applied, so that **cumulative** noise emissions from the operation of all mechanical plant at all times, *do not exceed the background noise levels (RBLs), when measured at the boundary of the development site.*

D. External Noise Intrusion – Loading Dock & Waste Collection

Noise impacts from the use of the loading dock accessed via Albemarle Avenue has been assessed based on the following assumptions:

- Roller doors to the loading dock will be shut during its use.
- Based on traffic generation numbers for the project site provided by JMT Consulting, up to 1 heavy vehicle is expected to use the loading dock in any given 15-minute period.
- The loading dock and waste collection activities are assumed to be in use between the hours of 7am to 9pm.
- Heavy vehicle sound power levels will be equal to those stated in Table 11 of the Report.



The noise levels presented in Table 12 indicate compliance is achieved at the most affected receiver, being Receiver RC3, which has direct line of sight to the loading dock. Compliance at all other receivers will be inherently achieved on this basis. Noise mitigation measures to ensure compliance from the operation of the loading dock, and is summarised in Section 6.4 of the Report.

E. External Noise Intrusion – Carpark Usage

All car parking is to be accessed on the ground floor and continuing through basement levels. As such, it is reasonably expected that the use of the car parking will not have a significant noise impact on the nearest noise sensitive receivers.

F. Construction Noise

The Report has not provided any preliminary construction noise and vibration advice. Environmental Health does acknowledge that a more detailed assessment is typically conducted once the proposed construction activities and equipment have been finalised.

Environmental Health recommends that the *“Interim Construction Noise Guidelines”* (published by the NSW Office of Environment and Heritage, 2009) be considered in the assessment of noise from construction activities, to advise on best practice approaches to minimise noise impacts. The ICNG provides noise management levels for construction noise at residential and other potentially sensitive receivers.

An appropriate assessment in compliance with DECCW’s *Interim Construction Noise Guidelines June 2009* and DEC’s *Assessing Vibration: A technical Guideline dated February 2006*. *Construction Noise Reports* are usually appropriate at CC stage.

At the Construction Certificate stage, a *Construction Noise Management Plan (CNMP)* is to be prepared by a suitably qualified acoustic consultant. The construction noise will be assessed with consideration to *DECCW Interim Construction Noise Guidelines (ICNG) (2009)* to provide noise management levels for construction noise at residential and other potentially sensitive receivers. The management levels are to be calculated based on the adopted rating background level (RBL) at nearby locations.

The CNMP shall be a site specific plan developed to ensure that appropriate work practices are implemented during the demolition, excavation and construction to minimise noise and vibration impact. The CNMP shall include:

- Attended and unattended noise monitoring at locations indicative of noise sensitive receivers.
- Site description.
- Staging of construction.
- Establishment of project specific airborne noise construction goals based on monitored existing noise levels.
- Prediction of construction noise levels from proposed construction works.
- Recommendation of environmental noise control options/management practices.
- Complaints handling and community liaison procedures.

f) Land Contamination & Acid Sulfate Soils



Environmental Health – Review

Review of **Land Contamination Report (Report on Preliminary Site Investigation)**: prepared by Douglas Partners Pty Ltd – Document Reference 229319.01.R.001.Rev1 – 19 September 2024.

A. Soil Contamination

Several previous investigations have been undertaken for the site. Some of the previous investigations for the existing service station within the site were undertaken based on a different proposed development, which does not reflect the current proposed development. The previous relevant reports are summarised below:

- *ERM, Project HBU – Environmental Vendor Due Diligence – Caltex Rose Bay Service Station (ID 22317), dated 17 September 2019 (ERM, 2019);*
- *ERM, Remediation Action Plan, Caltex Rose Bay Service Station (22417), Ref: 22417 Rose Bay RAP R3 dated 10 March 2020 (ERM, 2020);*
- *Douglas, Due Diligence Pre-Purchase Desktop Review, Proposed Property Purchase, 30 Albemarle Avenue, Rose Bay, Ref: 86974.00.R.012.Rev0 dated 4 August 2020 (Douglas, 2020a);*
- *Douglas, Comments on Pre-Remediation Site Assessment – 30 Albemarle Avenue, Rose Bay, Ref: 86974.00.R.0013.Rev0 dated 17 September 2020 (Douglas, 2020b);*
- *WSP, Caltex Rose Bay Service Station (Site ID: 22417), 488 Old South Head Road, Rose Bay, Pre-Remediation Site Assessment, dated 17 July 2020 (WSP, 2020);*
- *WSP, Sampling, Analysis and Quality Plan, 488 Old South Head Road, Rose Bay, Ref: PS119971-REM-REP-101 RevF dated 8 April 2022 (WSP, 2022); and*
- *GHD, 488 Old South Head Road (Former Rose Bay Service Station), Interim Audit Advice (IAA) 03 – Review of Sampling, Analysis and Quality Plan (SAQP), Ref: 21/12530084/IAA03 dated 11 April 2022 (GHD, 2022).*

Summary of Investigation

Concentrations of lead at SB03 (soil) **exceeded the adopted health investigation level criteria (HIL-A)**, however, ERM (2019) noted that this is only applicable to sites with accessible soils.

Concentrations of copper in groundwater at MW02 and MW03 [Douglas notes that ERM reported that wells MW1 to MW3 had been destroyed, (so that nature of these two wells is not known), exceeded the adopted criteria for marine water, however was considered representative of background concentrations. LNAPL was not observed during gauging of the wells.

A preliminary screening of soil results suggested that the soil would be classified as general solid waste (non-putrescible).

No asbestos was detected in the analysed soil samples. ERM (2019) noted that an “Asbestos Materials Report and Register” (prepared by Caltex in 2016) stated that no asbestos materials or products were identified within the service station.

Based on the above, ERM (2019) noted that it is unlikely that hydrocarbon soil and groundwater contamination could extend off-site.

A Remediation Action Plan (RAP) was previously prepared by ERM, documented in ERM (2020) for the service station following the previous intrusive investigation (ERM, 2019). It should be noted



that the RAP was prepared with **the selected end use of residential (with gardens and accessible soil), which differs to the current proposed development.**

As part of a supplementary site characterisation, the RAP proposed five additional test pits to be analysed for TRH, BTEX and lead. Overall, ERM (2020) concluded the site can be made suitable for the intended land-use subject the appropriate remediation in accordance with the RAP.

Environmental Health also notes, that based on the Geotesta (2018b) & ERM (2019a) reports, further intrusive soil sampling and groundwater investigation was recommended, as well as a hazardous building materials assessment.

The latest report (WSP 2022) detailed remedial works to achieve the residential land use were planned to be completed at a later date, with the site intended to be used for ongoing commercial / industrial purposes with no change in site layout. The sampling, analysis & quality plan, and remedial works, was since updated in 2022 to reflect the changed land use and includes incorporating decommissioning the tanks in-situ and evaluating the site suitability for ongoing commercial / industrial use.

The pre-remediation conceptual site model outlined the following potential sources of contamination:

- USTs and UPSS infrastructure scheduled for in-situ decommissioning;
- Lead impacted soils; and
- Historically removed UST and UPSS infrastructure.

Based on the evaluation of the RAP tasks, the following additional works were recommended:

- Installation and sampling of two sub soil vapour pins, one above the location of the current UPSS and one within the current building footprint above the location of the former UST; and
- Undertake a groundwater monitoring event on all (seven) wells at the site following the completion of the in situ decommissioning. Monitoring wells will be gauged prior to sampling with an interface probe to detect LNAPL.

Importantly, Andrew Kohlrusch of GHD Pty Ltd (accredited site auditor) which comprised a review of the (WSP, 2022), previously provided an interim audit advice (IAA). The auditor considered that combined with the remedial scope outlined in the RAP, the alternative remedial strategy and the associated sampling program proposed by WSP in the SAQP would be appropriate to render and demonstrate the site suitable for short-term use as a retail shop. *(Note: It was the auditor's understanding that the remedial works initially outlined in the RAP (ERM, 2020) were planned to be completed four years following (i.e. 2026), and that the services station was proposed to be used for ongoing commercial purposes in the interim).*

Based on the current investigation and previous reports, the following potential sources of contamination and associated contaminants of potential concern (CoPC) have been identified and are summarised in Table 10 of the Report.



Table 10: Summary of potential sources

Potential sources and associated CoPC
On-site sources
S1: Existing USTs and UPSS Infrastructure: no evidence of in-situ decommissioning was provided. CoPC include lead, TRH, BTEX, PAH, and VOC
S2: Historically removed UST and UPSS infrastructure. CoPC include lead, TRH, BTEX, PAH, and VOC
S3: Lead impacted soil at SB03 CoPC include lead.
S4: Uncontrolled fill within 30 Albemarle Avenue: limited soil data within the residential portion CoPC include metals, per- and polyfluoroalkyl substances (PFAS), TRH, BTEX, PAH, polychlorinated biphenyls (PCB), organochlorine pesticides (OCP), phenols and asbestos
S5: Hazardous building materials at 30 Albemarle Avenue CoPC include asbestos, synthetic mineral fibres (SMF), lead (in paint) and PCB

The possible pathways between the above sources (S1 to S4) and receptors are detailed in Table 12 of the Report.

Recommendations

Based on the results of the investigation, it is considered that there is some risk of contamination at the site, in particular, with the UST and UPSS within the service station, as well as potential uncontrolled fill and hazardous building materials at 30 Albemarle Avenue. Additionally, the previous investigation identified localised lead impacted soil at SB03.

On this basis, it is considered that the site can be made suitable for the proposed development subject to the following recommendations:

- Preparation of an updated RAP to outline a revised data gap investigation scope, in consideration of the updated proposed development (which includes multiple basement levels) and the inclusion of 30 Albemarle Avenue. The RAP should also provide options for removal of the UST and potential contamination.

B. Acid Sulfate Soils

The site is mapped to be within 250 m of an area of low probability of occurrence of ASS, likely related to the Woollahra Golf Club, however, the site itself sits within an area of 'no known occurrence' of ASS.

Reference to the Woollahra Local Environmental Plan (LEP) (2014), the site is located within 'Class 5' land. For 'Class 5' land, development consent is required for works within 500 m of adjacent Class 1, 2, 3, or 4 land that is below 5 m AHD and by which the water table is likely to be lowered by 1 m AHD.

Based on the above, there is no requirement for the preparation of an Acid Sulfate Soils Management Plan.

12. RECOMMENDATION



Council's Environmental Health Officer has determined that the proposal is satisfactory, subject to the following conditions:

A. GENERAL CONDITIONS

A.1.

Approved Plans and Supporting Documents

Those with the benefit of this consent must carry out all work and maintain the use and works in accordance with both the architectural plans to which is affixed a Council stamp “Approved” and supporting documents listed below unless modified by any following condition.

Where the plans relate to alterations or additions only those works shown in colour or highlighted are approved.

Reference	Description	Author	Date
Document Reference: P01374 – Revision 002	Acoustic Report	E-LAB Consulting	02 October 2024
Document Reference No. 229319.01.R.001 – Revision 1	Land Contaminated Report (Report on Preliminary Site Investigation)	Douglas Partners Pty Ltd	19 September 2024

Notes:

- Warning to Principal Certifier – You must always insist on sighting the original Council stamped approved plans. You must not rely solely upon the plan reference numbers in this condition. Should the Applicant not be able to provide you with the original copy Council will provide you with access to its files so you may review our original copy of the approved plans.
- These plans and supporting documentation may be subject to conditions imposed under section 4.17(1)(g) of the Act modifying or amending the development.

Condition Reason:

To ensure all parties are aware of the approved plans and supporting documentation that applies to the development.

A. 2

SEPP (Resilience and Hazards) 2021 – Hazards Materials Survey, Preparation of an updated Remediation Action Plan (RAP) & Waste Classification
The recommendations made in Section 10 of the <i>Detailed Site Investigation: prepared by EI Australia – Report No. E26397.E02_Rev2 – 30 July 2024</i> are to be completed to satisfy clause 4.6 of the <i>State Environmental Planning Policy (Resilience and Hazards) 2021</i> .



Hazards Building Materials Survey

1. Before commencement of any demolition works, a **Hazardous Building Materials Survey** shall be completed by a suitably qualified consultant, to confirm the presence/location of any hazardous materials within the existing building fabrics.

An asbestos clearance inspection and certificate shall be completed by a suitably qualified professional (SafeWork NSW Licensed Asbestos Assessor) following any removal of all ACM. Where clearance inspection indicates hazardous materials remain on the site, further removal and re-clearance inspection, must be undertaken.

2. Following building, pavement and vegetation removal, an inspection of the exposed surface shall be performed by a suitably qualified environmental consultant, for any visible signs of contamination. An asbestos clearance inspection and certificate shall be completed by a suitably qualified professional (SafeWork NSW Licensed Asbestos Assessor). Where (if) clearance inspection indicates the presence of hazardous materials remaining on the site, further removal and clearance inspection works must be undertaken.

Updated Remediation Action Plan (RAP)

An updated Remediation Action Plan (RAP) shall be prepared and forwarded to Council, based on the findings of the *Land Contamination Report (Report on Preliminary Site Investigation): prepared by Douglas Partners Pty Ltd – Document Reference 229319.01.R.001.Rev1 – 19 September 2024*.

The updated RAP is to outline a revised data gap investigation scope in consideration of the updated proposed development (which includes multiple basement levels), and the inclusion of 30 Albemarle Avenue. The RAP should also provide options for removal of the UST and potential contamination.

Waste Classification & Imported Soils

1. All waste materials are to be classified and transported to NSW EPA-licensed waste facilities by the appointed waste contractors. All tipping dockets supplied by the landfill companies are to be retained, to confirm the appropriate (lawful) disposal of wastes and included in the site validation report.
2. All soil materials that are designated for off-site disposal, including any virgin excavated natural material (VENM), shall be managed in accordance with an appropriate waste management plan, which references the *POEO (Waste) Regulations 2014*. The waste classification process will require representative soil sampling and analysis, in accordance with the *EPA (2014) Waste Classification Guidelines*.
3. Any material being imported to the site should be validated as suitable for the intended residential use, in accordance with NSW EPA guidelines, including imported filling landscaping material must be certified to meet the VENM classification, prior to importation.

Condition Reason: To satisfy clause 4.6 of the *State Environmental Planning Policy (Resilience and Hazards) 2021*.



B. BEFORE DEMOLITION WORK COMMENCES

C. ON COMPLETION OF REMEDIATION WORK

D. BEFORE ISSUE OF A CONSTRUCTION CERTIFICATE

D	1.	Acoustics – Building Design and Construction
		The recommendations for acoustic treatments of the building envelope provided for in the approved acoustic report prepared by <i>E-LAB Consulting – Document Reference P01374 – Revision 002 – 02 October 2024</i>, shall be incorporated into the design and construction of the development and be shown on plans accompanying the Construction Certificate application. The construction methodology and plans accompanying the Construction Certificate application, shall be assessed and certified in writing by a suitably qualified acoustic consultant, to verify conformance with the requirements of the aforementioned acoustic report. The written certification from the suitably qualified acoustic consultant shall be submitted to and approved by the Principal Certifying Authority (PCA) prior to issue of the Construction Certificate. <i>Note: ‘Suitably qualified acoustic consultant’ means a consultant who possesses Australian Acoustical Society membership or are employed by an Association of Australasian Acoustical Consultants (AAAC) member firm.</i>
		Condition Reason: To ensure internal acoustic amenity is maintained for occupants of the building.
D	2.	Acoustics – Mechanical Plant Services
		Before the issue of any construction certificate, an Acoustic Report, prepared by a suitably qualified acoustic consultant, shall assess the environmental noise impacts associated with the operation of all mechanical plant services. The Acoustic Report shall have regard to noise criteria of <i>Chapter D3, Section D3.10 (Site Facilities)</i> of the WDCP 2015, which states, ‘<i>noise emissions from mechanical plant equipment must not exceed the background noise levels when measured at the boundary of the development site</i>’. The cumulative noise emissions from all mechanical plant services, at all times shall comply with <i>Chapter D3, Section D3.10 (Site Facilities)</i> of the WDCP 2015. Where necessary, noise amelioration treatments will be incorporated in the mechanical plant services design to ensure that cumulative noise levels comply with the noise emission criteria. Compliance noise testing is to be undertaken following the installation of the mechanical plant equipment.



	Note 1: <i>Compliance with the Night-time (RBL) noise emission criteria will ensure compliance at all other times.</i> Note 2: <i>Note: 'Suitably qualified acoustic consultant' means a consultant who possesses Australian Acoustical Society membership or are employed by an Association of Australasian Acoustical Consultants (AAAC) member firm.</i> Condition Reason: To protect the acoustic amenity of the surrounding environment.
D 3.	Acoustics – Demolition and Construction At the Construction Certificate stage, a <i>Construction Noise Management Plan (CNMP)</i> is to be prepared by a suitably qualified acoustic consultant. The construction noise will be assessed with consideration to <i>DECCW Interim Construction Noise Guidelines (ICNG) (2009)</i> to provide noise management levels for construction noise at residential and other potentially sensitive receivers. The management levels are to be calculated based on the adopted rating background level (RBL) at nearby locations. The CNMP shall be a site specific plan developed to ensure that appropriate work practices are implemented during the demolition, excavation and construction to minimise noise and vibration impact. The CNMP shall include: ▪ Attended and unattended noise monitoring at locations indicative of noise sensitive receivers. ▪ Site description. ▪ Staging of construction. ▪ Establishment of project specific airborne noise construction goals based on monitored existing noise levels. ▪ Prediction of construction noise levels from proposed construction works. ▪ Recommendation of environmental noise control options/management practices. ▪ Complaints handling and community liaison procedures. Condition Reason: To protect the acoustic amenity of the surrounding environment.
D 4.	Light and Ventilation



Before the issue of any construction certificate, the construction certificate plans and specifications required under clause 7 of the Development Certification and Fire Safety Regulation, must detail all lighting, mechanical ventilation or air-conditioning systems complying with Part F.4 of the BCA or clause 3.8.4 and 3.8.5 of the BCA Housing Provisions, inclusive of AS 1668.1, AS 1668.2 and AS/NZS 3666.1.

If an alternate solution is proposed then the construction certificate application must include a statement as to how the performance requirements of the BCA are to be complied with and support the performance based solution by expert evidence of suitability.

This condition does not set aside the mandatory requirements for 'Legionella Control' under the Public Health Act 2010 and Public Health Regulation 2022 in relation to regulated systems. This condition does not set aside the effect of the Protection of the Environment Operations Act 1997 in relation to offensive noise or odour.

Notes:

- Clause 69 of the Regulation requires compliance with the BCA. Clause 19 of the Development Certification and Fire Safety Regulation prevents the issue of a construction certificate unless the Principal Certifier is satisfied that compliance has been achieved.
- Part 3, Division 1 of the Development Certification and Fire Safety Regulation details what information must be submitted with any construction certificate. It is the Applicant's responsibility to demonstrate compliance through the construction certificate application process.
- Applicants must also consider possible noise and odour nuisances that may arise. The provisions of the Protection of the Environment Operations Act 1997 have overriding effect if offensive noise or odour arises from the use.
- Applicants must pay attention to the location of air intakes and air exhausts relative to sources of potentially contaminated air and neighbouring windows and air intakes respectively, see section 2 and 3 of AS 1668.2.

Condition Reason: To ensure the development is provided with adequate light and ventilation.

D 5.	Acoustic Certification of Mechanical Plant and Equipment Before the issue of any construction certificate, the construction certificate plans and specifications required under clause 7 of the Development Certification and Fire Safety Regulation, must be accompanied by a certificate from a professional acoustic engineer certifying that the cumulative noise level, measured at any boundary of the site at any time while the proposed mechanical plant and equipment is operating, will comply with the noise criteria of <i>Chapter D3, Section D3.10 (Site Facilities)</i> of the WDCP 2015. The background noise level is the underlying level present in the ambient noise, excluding the subject noise source, when extraneous noise is removed. For assessment purposes the background noise level is the LA90, 15 minute level measured by a sound level meter.
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	Where sound attenuation is required this must be detailed. Notes: • Further information including lists of Acoustic Engineers can be obtained from: - Australian Acoustical Society - professional society of noise-related professional www.acoustics.asn.au - Association of Australian Acoustical Consultant - professional society of noise related professionals www.aaac.org.au Condition Reason: To ensure the development does not result in any unreasonable acoustic impacts.
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D 6.	Ventilation - Enclosures used by Vehicles (Car parks, automotive service, enclosed driveways, loading docks and the like) Before the issue of any construction certificate, the basement carpark in which vehicles powered by internal combustion engines are parked, serviced or operated are required to comply with Section 4 of Australian Standard 1668.2-2012. In general air distribution must achieve uniform dilution of contaminants in the garage and maintain contaminant concentrations below recommended exposure standards. The basement carpark must be naturally ventilated or provided with a combination of both supply and exhaust mechanical ventilation. The applicant is to determine the method of ventilation of the basement carpark and provide details to the Certifying Authority accordingly. Except as varied, the basement carpark shall be mechanically ventilated by a combination of general exhaust and supply flow rates in accordance with Australian Standard 1668.2-2012. Condition Reason: To ensure the development is adequately ventilated.
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D 7.	Ventilation - Internal Sanitary Rooms Before the issue of any construction certificate, all internal sanitary rooms and laundry facilities not provided with natural ventilation must be provided with a system of mechanical exhaust ventilation in accordance with the <i>Minimum Exhaust Ventilation Flow Rates of AS 1668.2-2012</i>. Details of any proposed mechanical ventilation system(s) must be submitted with the Construction Certificate plans and specifications to the Certifying Authority demonstrating compliance with AS 1668 Parts 1 & 2. Condition Reason: To ensure the development is adequately ventilated.
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E. BEFORE BUILDING WORK COMMENCES

F. DURING BUILDING WORK

F 1.	Hours of Work –Amenity of the Neighbourhood
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	While site work is being carried out: - No work must take place on any Sunday or public holiday. - No work must take place before 7am or after 5pm any weekday. - No work must take place before 7am or after 1pm any Saturday. - The following work must not take place before 9am or after 4pm any weekday, or before 9am or after 1pm any Saturday or at any time on a Sunday or public holiday: - piling, - piering, - rock or concrete cutting, boring or drilling, - rock breaking, - rock sawing, - jack hammering, or - machine excavation. - No loading or unloading of material or equipment associated with the activities listed in part d) above must take place before 9am or after 4pm any weekday, or before 9am or after 1pm any Saturday or at any time on a Sunday or public holiday. - No operation of any equipment associated with the activities listed in part d) above must take place before 9am or after 4pm any weekday, or before 9am or after 1pm any Saturday or at any time on a Sunday or public holiday. - No rock excavation being cutting, boring, drilling, breaking, sawing , jack hammering or bulk excavation of rock, must occur without a 15 minute interval break within every hour. Notes: - The use of noise and vibration generating plant and equipment and vehicular traffic, including trucks in particular, significantly degrade the amenity of neighbourhoods and more onerous restrictions apply to these activities. This more invasive work generally occurs during the foundation and bulk excavation stages of development. If you are in doubt as to whether or not a particular activity is considered to be subject to the more onerous requirement (9am to 4pm weekdays and 9am to 1pm Saturdays) please consult with Council. - Each and every breach of this condition by any person may be subject to a separate penalty infringement notice or prosecution. - The delivery and removal of plant, equipment and machinery associated with wide loads subject to Transport for NSW and NSW Police restrictions on their movement outside the approved hours of work will be considered on a case by case basis. - Compliance with these hours of work does not affect the rights of any person to seek a remedy to offensive noise as defined by the Protection of the Environment Operations Act 1997, the Protection of the Environment Operations (Noise Control) Regulation 2017. - NSW EPA Noise Guide is available at www.epa.nsw.gov.au/noise/nglg.htm Condition Reason: To mitigate the impact of work upon the amenity of the neighbourhood.
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F	2.	Dust Mitigation
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While site work is being carried out, dust mitigation must be implemented in accordance with “Dust Control - Do it right on site” and the accompanying facts sheets published by the Southern Sydney Regional Organisation of Councils.

This generally requires:

- h) Dust screens to all hoardings and site fences.
- i) All stockpiles or loose materials to be covered when not being used.
- j) All equipment, where capable, being fitted with dust catchers.
- k) All loose materials being placed bags before placing into waste or skip bins.
- l) All waste and skip bins being kept covered when not being filled or emptied.
- m) The surface of excavation work being kept wet to minimise dust.
- n) Landscaping incorporating trees, dense shrubs and grass being implemented as soon as practically possible to minimise dust.

Notes:

- “Dust Control - Do it right on site” and the accompanying factsheets can be downloaded from Council’s website www.woollahra.nsw.gov.au
- Special precautions must be taken when removing asbestos or lead materials from development sites. Additional information can be obtained from www.safework.nsw.gov.au and www.epa.nsw.gov.au. Other specific conditions and advice may apply.
- Demolition and construction activities may affect local air quality and contribute to urban air pollution. The causes are dust, smoke and fumes coming from equipment or activities, and airborne chemicals when spraying for pest management. Precautions must be taken to prevent air pollution.

Condition Reason: To mitigate the impact of dust upon the amenity of the neighbourhood and prevent water pollution.

G. BEFORE ISSUE OF AN OCCUPATION CERTIFICATE

H. OCCUPATION AND ONGOING USE

H 1.	Noise Control
	During the occupation and ongoing use, the use of the premises must not give rise to the transmission of offensive noise to any place of different occupancy. Offensive noise is defined in the Protection of the Environment Operations Act 1997. Notes: • Council will generally enforce this condition in accordance with the Noise Guide for Local Government (www.epa.nsw.gov.au/your-environment/noise/regulating-noise/noise-guide-local-government) and the NSW Industrial Noise Policy (www.epa.nsw.gov.au/your-environment/noise/industrial-noise) published by the NSW Environment Protection Authority. Other State Government authorities also regulate the Protection of the Environment Operations Act 1997. • Useful links: - Community Justice Centres—free mediation service provided by the NSW Government www.cjc.nsw.gov.au. - NSW Environment Protection Authority— see “noise” section www.environment.nsw.gov.au/noise.



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| | <ul style="list-style-type: none">- NSW Government legislation- access to all NSW legislation, including the Protection of the Environment Operations Act 1997 and the Protection of the Environment Noise Control Regulation 2017 is available at www.legislation.nsw.gov.au.- Australian Acoustical Society—professional society of noise related professionals www.acoustics.asn.au.- Association of Australian Acoustical Consultants—professional society of noise related professionals www.aaac.org.au.- Liquor and Gaming NSW—www.liquorandgaming.nsw.gov.au. |
| | Condition Reason: To protect the amenity of the neighbourhood. |

Louie Salvatore
A/Team Leader – Building & Compliance

18/11/2024
Completion Date