



11 March 2025

REFERRAL RESPONSE – ENVIRONMENTAL HEALTH

FILE NO: Development Applications: 477/2019/3
ADDRESS: 30 Alma Street PADDINGTON 2021
PROPOSAL: Modifications to the approved scheme
FROM: K Pakhomova
TO: Mr V Aleidzans

1. ISSUES

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2. DOCUMENTATION

I refer to the following documents received for this report:

- Response to Council Queries – Acoustics, prepared by Renzo Tonin and Associates, dated 17 February 2025
- White City Operational Security Management Plan, dated February 2025
- Plan Of Management – White City, dated February 2025
- Supplementary Plan of Management, dated 14 February 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

White City redevelopment

5. ASSESSMENT

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

a) Acoustics + Plan of Management

Environmental Health reviewed the supplementary documents provided by the applicant. No further action is considered necessary.

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 |
|--|--|--|------------------|
| | Plan of Management | Hakoah | February 2025 |
| TL936-06F01 Balcony and Playground Modification (r0) | Acoustic Report | Tonin and Associates | 20 November 2024 |
| | Architectural Plans | | |
| | BASIX Certificate | NSW Department of Planning and Environment | |
| | Construction Management Plan | | |
| | Contaminated Land - Initial Site Investigation Report (Stage 1) | | |
| | Contaminated Land - Detailed Site Investigation Report (Stage 2) | | |
| | Contaminated Land - Remedial Action Plan (Stage 3) | | |
| | Demolition Management Plan | | |
| | Driveway Profiles | | |
| | Flood Risk Management Report | | |
| | Geotechnical Report | | |
| | Heritage Conservation Management Plan | | |
| | Hydrogeological Report | | |
| | Landscape Plan | | |
| | Arboricultural Impact Assessment Report | | |
| | Tree Management Plan | | |
| | Transplant Method Statement | | |
| | Bush Regeneration Management Plan | | |
| | Sample Boards | | |
| | Soil and water management plan | | |



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|--|---|------------------------------------|---------------|
| | Statement of Environmental Effects | Sutherland and Associates Planning | November 2024 |
| | Statement of Heritage Impact | | |
| | Stormwater Management Plan | | |
| | Subdivision Preliminary Engineering Plans | | |
| | Traffic Report | | |
| | Site Waste Minimisation and Management Plan | | |
| | Public Art Plan | | |

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

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:

- 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,
 - piercing,
 - 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)

F.2 Dust Mitigation

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:

- a) Dust screens to all hoardings and site fences.
- b) All stockpiles or loose materials to be covered when not being used.
- c) All equipment, where capable, being fitted with dust catchers.
- d) All loose materials being placed bags before placing into waste or skip bins.
- e) All waste and skip bins being kept covered when not being filled or emptied.
- f) The surface of excavation work being kept wet to minimise dust.
- g) 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.

(Autotext 23F)

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.
 - 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)

H.2 Maintenance of Sound Attenuation

During the occupation and ongoing use, sound attenuation must be maintained in accordance with the acoustic report.

Condition Reason: To protect the amenity of the neighbourhood.

(Autotext 56H)



H.3 Noise from Mechanical Plant and Equipment

During the occupation and ongoing use, the noise level measured at any boundary of the site at any time while the mechanical plant and equipment is operating must not exceed the background noise level. Where noise sensitive receivers are located within the site, the noise level is measured from the nearest strata, stratum or community title land and must not exceed background noise level at any time.

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.

Notes:

- Words in this condition have the same meaning as in the Noise Policy for Industry (2017) [www.epa.nsw.gov.au/your-environment/noise/industrial-noise/noise-policy-for-industry-\(2017\)](http://www.epa.nsw.gov.au/your-environment/noise/industrial-noise/noise-policy-for-industry-(2017)) and Noise Guide for Local Government (2013) www.epa.nsw.gov.au/your-environment/noise/regulating-noise/noise-guide-local-government

Condition Reason: To protect the amenity of the neighbourhood.

(Autotext 58H)

Kristina Pakhomova
Environmental Health Officer

11/3/2025
Completion Date