

Environmental Health Referral Response - industrial use

Application Number:	Mod2018/0158
To:	Lashta Haidari
Land to be developed (Address):	<p>Lot 3 DP 212382 , 884 - 896 Pittwater Road DEE WHY NSW 2099</p> <p>Lot B DP 371110 , 884 - 896 Pittwater Road DEE WHY NSW 2099</p> <p>Lot A DP 371110 , 884 - 896 Pittwater Road DEE WHY NSW 2099</p> <p>Lot 2 DP 212382 , 884 - 896 Pittwater Road DEE WHY NSW 2099</p> <p>Lot 1 DP 212382 , 884 - 896 Pittwater Road DEE WHY NSW 2099</p> <p>Lot 1 DP 209503 , 884 - 896 Pittwater Road DEE WHY NSW 2099</p> <p>Lot 1 DP 307937 , 884 - 896 Pittwater Road DEE WHY NSW 2099</p> <p>Lot 3 DP 307937 , 884 - 896 Pittwater Road DEE WHY NSW 2099</p> <p>Lot A DP 416469 , 884 - 896 Pittwater Road DEE WHY NSW 2099</p> <p>Lot 1 DP 504212 , 884 - 896 Pittwater Road DEE WHY NSW 2099</p> <p>Lot 10 DP 231418 , 884 - 896 Pittwater Road DEE WHY NSW 2099</p> <p>Lot 11 DP 231418 , 884 - 896 Pittwater Road DEE WHY NSW 2099</p> <p>Lot A DP 339410 , 884 - 896 Pittwater Road DEE WHY NSW 2099</p>

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

Is the proposal for an industrial use?	YES
Was sufficient documentation provided appropriate for referral?	YES
Are the reports undertaken by a suitably qualified consultant?	N/A
<p>Have you reviewed the Statement of Environmental Effects, and consider ongoing use, such as:</p> <ul style="list-style-type: none"> - Processes with emphasis on potential pollution (air, noise, water and land) - Hazardous Materials, liquids stored on site - Waste storage, disposal. 	YES

- Mechanical ventilation	
Have you Consider impact of noise, hours of operation, location to nearest residential, location of equipment, times of deliveries, noise management plans, acoustic reports etc.	YES
If the proposal is a scheduled premises have you recommended that the DAO refer the proposal to OEH?	N/A
General Comments	
<p>The proposal is to install an air conditioning condensers to the podium roof level of Building C.</p> <p>Environmental Health recommended that suitable measures are implemented to ensure the introduction of the condenser will comply with the POEO Act 1997 and Industrial Noise Policy/Noise Policy for Industry (2017) to ensure offensive noise is not created to neighboring properties as well as residence within the residential buildings of the property.</p>	
Recommendation	APPROVAL - Subject to conditions
<p>Comments completed by: Mary Shimon</p> <p>Date: 30 April 2018</p>	

Recommended Environmental Investigations Conditions:

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

Noise Impact on Surrounding Areas

Any noise generated from the condenser shall not exceed more than 5dB(A) above the background level when measured from within any property boundary and will comply with the Environment Protection Authority's NSW Industrial Noise Policy/Noise Policy for Industry (2017) and any appropriate legislation to prevent offensive noise.

Reason: To ensure that noise generated from the premise does not create offensive (DACHPGOG5)