

**Environmental Health and Protection Referral Response - industrial use**

<b>Application Number:</b>	Mod2014/0079
<b>To:</b>	Luke Perry
<b>Land to be developed (Address):</b>	Lot 100 DP 1015283 , 145 Old Pittwater Road BROOKVALE NSW 2100

**Reasons for referral**

This application seeks consent for large/and or industrial development.

And as such, Council's Environmental Health and Protection 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?	NO
Are the reports undertaken by a suitably qualified consultant?	YES
Have you reviewed the Statement of Environmental Effects, and consider ongoing use, such as: - Processes with emphasis on potential pollution (air, noise, water and land) - Hazardous Materials, liquids stored on site - Waste storage, disposal. - Mechanical ventilation	N/A
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**

Review of noise management plan completed, detailed did not specify site specific detail, therefore I will recommend conditions requiring further detail prior to CC and prior to commencement.

**Recommendation**

APPROVAL - subject to conditions

Comments completed by: James Montgomery

Date: 26/8/14

**Recommended Environmental Health and Protection Conditions:**



## CONDITIONS TO BE SATISFIED PRIOR TO THE ISSUE OF THE CONSTRUCTION CERTIFICATE

### Noise Requirements

A Noise Management Plan is to be prepared by an appropriately qualified Noise Consultant and shall include:

- a) How all the requirements and / or recommendations contained within the Construction Noise and Vibration Management Plan prepared by Acoustic Logic Project No. 20140582.1 are to be implemented;
- b) Compliance with the NSW Industrial Noise Policy
- c) Stipulate reporting and processes associated with the detailed study of each of the proposed activities which will occur as part of the excavation and construction works on the project. This process shall include the ability to contact a suitably qualified Environmental Consultant to undertake immediate investigations and provide recommendations for rectification and a process for notification to Warringah Council and the Principal Certifying Authority.
- d) A requirement to complete ongoing noise testing and monitoring during excavation, demolition and development works as follows:
  - The requirements above are to be implemented from the commencement of works as follows:
    - i) Fortnightly during excavation works
    - ii) Monthly during building works
- e) locations of acoustic barriers
- f) locations and details on Material Handling areas
- g) All Vehicles, plant and equipment to have silencing devices eg Engine shrouding & special industrial silencers fitted to exhaust as per the above report
- h) details regarding staff training
- i) Details regarding selection of alternate applicant alliances or processes
- f) details of extent of community interaction and complaints handling

Details demonstrating compliance are to be submitted to the Certifying Authority prior to the issue of the Construction Certificate.

Reason: Minimise the impact on surrounding properties (DACHPCPC6)

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

### Noise Impact On Surrounding Area

The use of the premises shall not cause a sound level in excess of 5 dB(A) at any time above the background noise level at any point along the site boundaries when measured in accordance with the Environment Protection Authority's Industrial Noise Policy.

Reason: To ensure compliance with acceptable levels of noise established under best practice guidelines.

. (DACHPFPOC3)

## **Amenity**

The implementation of this development shall not adversely affect the amenity of the neighbourhood or interfere unreasonably with the comfort or repose of a person who is outside the premises by reason of the emission or discharge of noise, fumes, vapour, odour, steam, soot, ash, dust, waste water, waste products, grit, oil or other harmful products.

Reason: To ensure the surrounding area and people within the neighbourhood are not affected adversely and to ensure compliance with the Protection of the Environment Operations Act 1997.

. (DACHPFPOC4)

## **Complaints hotline**

In addition to the requirements of the Noise Management plan, A complaints hotline will be introduced by the operators of the site that will operate from commencement through the completion of works. This will provide residents with a contact for any problems that they experience that are the result of noise or any other pollution.

This hotline will be staffed by management so that reported issues can be actioned in a timely manner. A complaints register will also be kept with all reported incidents received that will include the date, time and contact details of the complainant. This will be reviewed to ensure that all issues are addressed with any unresolved issues addressed through an ongoing evaluation procedure of the report.

The complaints log will be made available to the Council/PCA upon request.

. (DACHPFPOC6)