

## Environmental Health Referral Response - industrial use

<b>Application Number:</b>	DA2020/1771
<b>Date:</b>	28/04/2021
<b>To:</b>	Jordan Davies
<b>Land to be developed (Address):</b>	Lot 6 DP 771621 , 1 / 0 Middleton Road CROMER NSW 2099

### 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

Additional information has been received as requested by Environmental Health in relation to noise and air quality.

Environmental Health will adequately condition the proposal to address potential air, noise and light pollution.

The development proposes to operate initially with 34 buses increasing over time to a maximum of 60 buses with 45 car parking spaces. Buses will commence departing at 6:00am and all will return by 11:00pm. Environmental Health notes from the operational times that it allows for staff to be onsite prior to 6:00am if buses plan to depart at 6:00am and it also allows time for staff to be onsite after 11:00pm at night. It is envisaged that buses will start up prior to 6:00am and also after 11:00pm therefore increasing potential idling of engines. After 11:00pm and prior to 6:00am is considered the night time period under the Industrial Noise Policy. With residents within 100m of the proposal site, Council considers these start and finish times to be unreasonable and will apply appropriate conditions.

### Recommendation

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:

#### **DEVELOPMENT CONSENT OPERATIONAL CONDITIONS**

#### Hours of Operation

Operation of the bus depot must not occur between the hours of 10:00pm and 6:00am seven days a week.

Reason: To protect the noise amenity of the area (DACHPBOC5)

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

### **Fuel Pump**

The fuel pump generator is to be suitably enclosed with effective acoustic material while also ensuring safety for any air ventilation required. The principal certifying authority is to be provided with a report/certificate from a suitably qualified person that the fuel pump generator has been effectively acoustically treated. Noise from the fuel pump generator must not create offensive noise as defined under the Protection of the Environment Operations Act 1997,

Reason: To protect the noise amenity of the area

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

### **Fuel Pump**

The fuel pump must not be operated between 10:00pm and 7:00am Monday to Saturday and between 10:00pm and 8:00am on Sundays and Public Holidays.

Reason: To protect the noise amenity of the area (DACHPGOG5)

### **lighting**

All outdoor lighting must not detrimentally impact upon the amenity of other premises and adjacent dwellings. All lights used to illuminate the exterior of buildings onsite must be positioned so as to prevent the emission of direct light onto adjoining roadways, adjoining land, dwellings and waterways.

Reason: To protect the amenity of adjoining properties.

(DACHPGOG6)

### **Air Conditioning**

The air conditioning condenser units must only be operated between 8:00am and 6:00pm seven days a week.

Reason: To protect the noise amenity of the area (DACHPGOG6)