

Environmental Health Referral Response - industrial use

Application Number:	Mod2023/0574
Proposed Development:	Modification of Development Consent DA2021/0311 granted by the Land and Environment Court for Demolition works and construction of a Boarding House.
Date:	31/10/2023
To:	Phil Lane
Land to be developed (Address):	Lot 7 DP 36192 , 2 The Circle NARRAWEENA 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

This application is seeking consent for modifications to a new generation boarding house containing 12 boarding rooms and one manager's residence.

Environmental Health recommends 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

Noise Management

External common areas are not to be used after 10.00pm at night and before 7:00am in the morning.

No external speakers and/or amplified music is to be installed and/or played in the garden or communal terrace area.

Signage shall be erected in the communal outdoor area clearly displaying the time restrictions and to encourage quiet behaviour of boarders.

Window and door openings to the common room of the premises will be closed after 10.00pm each night.

Any cleaning of the premises, internal or external and including garden maintenance, shall take place between 8:00am and 6:00pm Monday to Friday and 10:00am to 5:00pm on weekends and public holidays.

Reason: To ensure acoustic compliance in an operational situation.

Operational Plan of Management

The Operational Plan of Management dated March 2021 is to be complied with for the duration of the operation of the premises.

Reason: To ensure operations of the premises do not negatively affect the amenity of the area.