

Environmental Health Referral Response - industrial use

Application Number:	DA2019/0585
To:	Benjamin Price
Land to be developed (Address):	Lot 5 DP 978180 , 142 Sydney Road FAIRLIGHT NSW 2094

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

Thank you for giving Environmental Health the opportunity to review this DA.

Our attention was mostly in relation to the noise that may be an issue for residents. For example, if the retail outlet were to be another food shop and have amplified music -affecting the residents above.

Other possible implications of commercial operations might include noise or odour from mechanical exhaust (from a kitchen) or, as the SEE pointed out, other forms of mechanical plant. Given that there is no information provided on the type of business that will operate, we cannot provide precise conditions or comments. More specific conditions can be given once a DA is submitted for the use of the commercial space/s.

We recommend approval with a condition.

Recommendation

APPROVAL - subject to conditions

Recommended Environmental Investigations Conditions:

DEVELOPMENT CONSENT OPERATIONAL CONDITIONS

Noise

Operations on this Lot, including but not limited to mechanical plant, amplified music and patrons, must not cause noise nuisance to any residents and accord with the *Protection of the Environment Operations Act 1997*, *Protection of the Environment Operations (Noise Control) Regulation 2017* and *Noise Policy for Industry (2017)*.

Reason: maintain a reasonable level of livable amenity for the residents of this building and surrounding this building (DACHPBOC6)