

Environmental Health Referral Response - industrial use

Application Number:	DA2020/0388
Date:	19/05/2020
To:	Phil Lane
Land to be developed (Address):	Lot 28 DP 394337 , 142 - 146 Pitt Road NORTH CURL CURL 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

The proposal is to change approved hours for a café from 7.00am to 3.30pm Monday to Friday, and 7.00am to 3.00pm Saturday and Sunday to Monday to Friday – 6.00am to 3.30pm and Saturday and Sunday, Public Holidays – 7.00am to 3.00pm.

The café is located on land zoned B1 Neighbourhood Centre and is surrounded by land zoned R2 Low Density Residential.

The earlier hours of operation have the potential to affect the amenity of surrounding residents with regards to noise impacts, in particular:

- Early morning noise from customers;
- Noise from deliveries and waste collections services; and
- Any noise related impact of the earlier operation of the mechanical exhaust system

In order to minimise noise impacts of the earlier trading hours Environmental Health recommend conditions relating to the mechanical exhaust system, deliveries and waste collection times and use of any outdoor dining/seating be conditioned on the consent.

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

Mechanical Exhaust Noise

Noise from the mechanical exhaust system must not be audible before 7 am within a habitable room of any residential premises.

Reason: To maintain the amenity of the residential area. (DACHPBOC5)

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

No deliveries, loading or unloading associated with the premises are to take place outside the hours of:

- Monday to Friday – 6.00am to 4:00pm
- Saturday, Sunday and Public Holidays – 7.00am to 3.00pm

Delivery between the hours of 6:00am to 7.00am must be from Pitt Road only.

Reason: To protect ensure the acoustic amenity of surrounding properties. (DACHPGOG5)

Use of the outdoor dining

No use of outdoor dining shall occur before 7am any day.

Reason: To minimise early morning noise to the neighbouring residence. (DACHPGOG5)

Commercial Waste Collection

Waste and recyclable material, generated by this premises, must not be collected between the hours of 10pm and 6am on any day.

Reason: To protect the acoustic amenity of surrounding properties. (DACHPGOG6)