

## Environmental Health Referral Response - industrial use

<b>Application Number:</b>	DA2019/1480
<b>To:</b>	Alex Keller
<b>Land to be developed (Address):</b>	Lot 10 DP 6854 , 242 Warringah Road BEACON HILL NSW 2100

### 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

Proposal for demolition of existing dwelling and construction of a 12 unit boarding house on the corner of Warringah Road and Ellis Road. Plan of Management, Acoustic Assessment, Statement of Environmental Effects and Master Plans provide sufficient information for Environmental Health to assess the impacts of the development including noise and light.

Light from such sources as cars exiting the low-level car park and also outdoor lighting may impact surrounding residences negatively. Our investigation found justification for a condition on outdoor lighting.

The following points on noise have been considered:

- Communal indoor room on the first floor
- Communal Indoor room on the ground floor
- Communal indoor and outdoor barbecue area on the lower ground floor
- Installation of a solid brick fence between adjacent dwellings
- Limits on use between 10 pm and 7 am
- Limits for air conditioning units and mechanical ventilation units
- Main road adjacent
- Points raised in the noise management plan

Environmental Health will formalise some control points raised in the Plan of Management and Acoustic Report to minimise the impact on surrounding residences.

In conclusion, Environmental Health recommends approval subject to 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:**

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

**(Mechanical) Noise restrictions**

Any air conditioning unit or mechanical ventilation on the site must be installed and operated at all times so as not to cause 'offensive noise' as defined by the *Protection of the Environment Operations Act 1997*. Domestic air-conditioners must not be audible in nearby dwellings between 10:00PM to 7:00AM Monday to Friday, and 10:00PM to 8:00AM on Saturdays, Sundays and public holidays.

Reason: To ensure compliance with legislation and to protect the acoustic amenity of neighbouring properties (DACHPGOG5)

**Noise from Amplified Devices**

Noise associated with any amplified music must not be audible within any residential habitable room of another premise before 8:00 am or after 10:00 pm on any Saturday, Sunday or public holiday, or before 7:00 am or after 10:00 pm on any other day.

Reason: Prevent excessive noise impacting surrounding residences (DACHPGOG5)

**Compliance with the Plan of Management - Noise Management Measures**

The Noise Measurement Measures in section 10 of the Boarding House Plan of Management (document reference 19.04 C005) submitted with the application are to be fully implemented in perpetuity from the issue of any interim / final occupation certificate.

Reason: To ensure the premises are operated in an appropriate manner in perpetuity. (DACHPEDW2)

**Outdoor lighting**

All outdoor lighting must not detrimentally impact upon the amenity of other premises and adjacent dwellings and must comply with *Australian Standard AS 4282:1997 Control of the obtrusive effects of outdoor lighting*. 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 and dwellings.

Reason: Regulate the impacts of light on adjoining residences (DACHPGOG6)