

Environmental Health Referral Response - industrial use

Application Number:	DA2022/2265
Proposed Development:	Demolition works, tree removal and construction of an industrial and warehouse facility with parking and strata subdivision.
Date:	23/01/2023
To:	Thomas Prosser
Land to be developed (Address):	Lot 21 DP 881819 , 323 - 327 Warringah Road FRENCHS FOREST NSW 2086

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

Environmental Health has reviewed this application and recommended 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:

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

Noise Impact of Plant

All sound producing plant, equipment, machinery or fittings associated with or forming part of the mechanical ventilation system and/or the refrigeration system, shall be sound insulated and/or isolated so that the noise emitted does not exceed 5 dB(A) above the background level (LA90) during the day when measured at the nearest affected residence. For assessment purposes, the above LAeq sound levels are to be adjusted in accordance with EPA Noise Policy for Industry for tonality, frequency weighting, and impulsive characteristics where necessary, at any time the plant is in operation, at the boundary of the site.

Note: The method of measurement of sound shall be carried out in accordance with Australian Standard 1055.1 - 1997.

A report and certification prepared by an appropriately qualified or accredited person shall

be submitted to the Principal Council / Accredited Certifier demonstrating compliance with this condition prior to the occupation of the completed works.

Reason: To ensure that noise generated from the development does not result in offensive noise to any other party.

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

Amenity

The implementation of this development shall not adversely affect the amenity of the neighbourhood or interfere unreasonably with the comfort or repose of a person who is outside the premises by reason of the

emission or discharge of noise, fumes, vapour, odour, steam, soot, ash, dust, waste water, waste products,

grit, oil or other harmful products.

Reason: To ensure the surrounding area and people within the neighbourhood are not affected adversely

and to ensure compliance with the Protection of the Environment Operations Act 1997.

Noise Impact On Surrounding Area

The use of the premises shall not cause a sound level in excess of 5 dB(A) at any time above the background noise level at any point along the site boundaries when measured in accordance with the Environment Protection Authority's Noise Policy for Industry.

Reason: To ensure compliance with acceptable levels of noise established under best practice guidelines.