

## Environmental Health Referral Response - industrial use

Application Number:	Mod2019/0477
To:	Daniel Milliken
Land to be developed (Address):	Lot 100 DP 1253448 , 9 - 15 Lawrence Street FRESHWATER NSW 2096

### 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 no objections to the Mod.

It is noted that the loading dock in DA2017/1294 to now be modified does not appear to have any conditions of use.

A condition has been added about general noise only. Noise before 6.30 am may be considered unreasonable to residents above.

It is assumed that Planning will apply hours of operation of the loading dock consistent with those in the area , alternatively Environmental Health can make recommendations.

#### Recommendation

APPROVAL - subject to conditions

### Recommended Environmental Investigations Conditions:

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

#### Loading dock

The ongoing use of the loading dock shall be managed so as not to create offensive noise, nor offensive odour or fumes from vehicle exhaust stack fumes, particularly in relation to early morning or night use by delivery trucks or waste collection.

Reason: To minimise any nuisance and maintain of the amenity of the area (DACHPGOG5)