

## Environmental Health Referral Response - industrial use

<b>Application Number:</b>	DA2021/0619
<b>Date:</b>	02/06/2021
<b>To:</b>	Jordan Davies
<b>Land to be developed (Address):</b>	Lot 202 DP 1019363 , 15 Jubilee Avenue WARRIEWOOD NSW 2102

### 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 operation of a mixed-use development (7am to 6pm Monday to Saturday) and 59 self-storage units including light industrial activities has been assessed by the Environmental Health team. We've considered aspects of the proposal's impacts on amenity for residential receivers as the most 'sensitive'. Accordingly, the Acoustic Report provides solutions to prevent offensive noise according to the *Noise Policy for Industry*.

In 2020, we reviewed PLM2020/0045 for a storage facility -which would have a similar amenity impact considering the passage of vehicles and persons through the site.

Other operating examples such as Villiers Drive in Cromer provide us insight into the impact of operations and the close interaction of residential and commercial spaces.

#### Noise

The acoustic report prepared by Acoustic Dynamics provides a satisfactory overview of light industrial activities, however, fails to address the potential noise of a 24 hour 7 days per week storage facility. In any case, an acoustic barrier along the eastern face of the building must be implemented to achieve acceptable noise levels.

For the proposal to be considered as satisfactory, the acoustic report must be amended to include an assessment of noise from storage unit operations at night and demonstrate compliance with project noise trigger levels, and an estimate of impulsive noise levels at residential receivers. The updated report must account for such things as loading and unloading, and reverse beeping of removal trucks.

#### Light

Light can be controlled to acceptable or non-intrusive levels by restricting the emission of light beyond the boundary according to the most relevant *Australian Standards*.

**Recommendation**

REFUSAL

The proposal is therefore unsupported.

Note: Should you have any concerns with the referral comments above, please discuss these with the Responsible Officer.

**Recommended Environmental Investigations Conditions:**

Nil.