

## Environmental Health Referral Response - industrial use

<b>Application Number:</b>	DA2020/1039
<b>Date:</b>	28/09/2020
<b>To:</b>	Maxwell Duncan
<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

Our review covered a number of environmental aspects. We found that acid sulphate soils, contaminated land, fuel storage, wash bays and lighting can be managed through conditions and are relatively 'low risk'. However, we are not satisfied that the noise and air quality reports adequately represent the impacts on residential amenity and recommend refusal until concerns regarding excessive noise and fuel vapor are addressed via: (1) an independent assessment of acoustic and air quality reports reports; and (2) amendment to proposed operational hours to reflect the standard Noise Policy for Industry recommendations and existing amenity of the area - 7 am to 10 pm Monday to Friday, 8 am to 2 pm on Saturday, no operations on Sunday.

Of concern are:

- the setting of a sleep disturbance criterion at 53 dB(A);
- evening and morning shoulder Trigger levels set at 38 dB(A), where a previous investigation found 29 dB(A);
- operations during morning and evening shoulder periods, all day Saturday and anytime Sunday;
- accurate estimates of total noise of operations; and
- a significant increase in volatile / air-borne pollutants.

Furthermore, we require:

- detailed information about the petroleum dispensing (fuel) system fixtures and fittings -will there be any below surface fuel infrastructure such as hoses and sumps?

### 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.