

Environmental Health Referral Response - industrial use

Application Number:	DA2021/2559
Date:	20/01/2022
To:	Maxwell Duncan
Land to be developed (Address):	Lot 1 DP 599064 , 8 Grosvenor Place BROOKVALE 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

Proposed showroom and motor vehicle workshop seeks operational hours of 9 am to 5 pm every day. Environmental Health have concerns about the potential noise impacts of mechanical work on the nearby residential receivers on William Street. This concern is guided by documents such as Noise Policy for Industry 2017, and framed with similar operations in the area such as mechanical workshops which have restricted operating hours e.g. no work after 1 pm on Saturday or anytime Sunday. In line with these standard commercial/residential interface restrictions, we recommend that mechanical workshop operations not occur at certain 'sensitive' times.

We think it reasonable and fair in this circumstance to not support the operational times of 9-5 every day, and to provide the applicant some options to consider. We recommend the applicant either:

- Demonstrate that noise from motor vehicle workshops will not be offensive, or, ideally non audible to sensitive (residential) receivers from 1 pm to 5 pm on Saturday, and anytime on Sunday; or
- Provide an alternative set of operational hours for the motor vehicle workshop, in line with Noise Policy for Industry 2017 and any relevant noise legislation and regulations such as Protection of Environment Operations Act 1997 and Protection of the Environment Operations (Noise Control) Regulation 2017.

Please note: We have no objections to the proposed retail (show room) operations at any time between 9 am to 5 pm on any day.

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.