

Environmental Health Referral Response - industrial use

Application Number:	DA2019/0571
To:	Phil Lane
Land to be developed (Address):	Lot 1 DP 407210 , 34 Orlando Road CROMER NSW 2099

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

Thank you for providing Environmental Health the opportunity to review this DA. The proposal is for a site on the boundary of residential and industrial areas and thus among the impacts we foresee, the most pertinent to address will be noise. The phenomena of 'encroachment' means that we must be cautious in approving industrial activities in close proximity to residential dwellings.

Due to topography of the area, sound is likely to travel upwards and effect the residential neighborhood (up-hill). Although there are only 12 car parks on-site - indicating a small-scale operation, the uses for the proposed dwelling are loosely defined. Therefore, we shall recommend appropriate noise limits on the development along with some basic construction/demolition condition/s.

Recommendation

APPROVAL - subject to conditions

Recommended Environmental Investigations Conditions:

DEVELOPMENT CONSENT OPERATIONAL CONDITIONS

Noise of operations

All sound-emitting plant, equipment, machinery, fittings and vehicles, and the use of those, will not exceed more than 5 dB (A) above the *background noise level* when measured from any residential habitable room during 7 am to 10 pm Monday to Friday, 7 am to 6 pm Saturday; and not be audible when measured from any residential property boundary and/or habitable room(s) on Sunday or other times outside those outline before.

N.B. the periods described above pertain only to noise and are not overarching. Operational times are specifically set out in a separate condition and may supersede this clause; noise limits are permissible only in the approved operational times.

Commercial operations must be consistent with the Environment Protection Authority's *Noise Policy for Industry (2017)*, *Protection of the Environment Operations Act 1997*, and *Protection of the Environment Operations (Noise Control) Regulations 2017*.

Reason: Protect the amenity of nearby residential area (DACHPBOC5)

CONDITIONS TO BE COMPLIED WITH DURING DEMOLITION AND BUILDING WORK

Pollution control

Measures shall be undertaken to minimise any dust created as a result of excavation, vehicle movements and construction so as not to impact on neighbouring premises or create air pollution at any time.

Reason: to prevent air pollution from dust and comply with legislation. (DACHPEDW5)

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

Light glare

Lighting on-site shall not cause glare or interfere with residential amenity.

Reason: prevent nuisance (DACHPGOG5)