

Environmental Health Referral Response - commercial use

Application Number:	DA2020/1209
Date:	30/10/2020
To:	Nick Keeler
Land to be developed (Address):	Lot 51 DP 860080 , 84 Barrenjoey Road MONA VALE NSW 2103

Reasons for referral

This application seeks consent for one or more of the following:

- Food premises, or
- Backpackers/Boarding house, or
- Mortuary, or
- Skin penetration, acupuncture, tattoo, beauty salon, or
- Public pool

And as such, Council's Environmental Health and Protection officers are required to consider the likely impacts.

Officer comments

The proposal seeks consent for the construction of a new outbuilding to be used as additional space for existing health consulting rooms.

An updated Statement of Environmental Effects (SEE) has been submitted along with an Acoustic Report written by Gilfillan Soundwork - dated 21 September 2020. These documents address issues previous raised by Environment Health in response to DA2020/0761.

Section 1.4 of the SEE states that the current hours of operation are standard to the operation of physiotherapy clinics in general. Section 1.5 states that the new development will not increase patient numbers, but provide improvements to the current level of service offered. As such, hours of operation should not require significant adjustment. Environmental Health notes that the business website advertises current hours of operation as:

07.00 – 19.00 Monday – Friday

07.00 – 14.00 Saturday

Recommendations outlined in the acoustic report should be adhered to, with exception of the extending operating hours to 10:00pm.

Environmental Health recommends approval with conditions.

The proposal is therefore supported.

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

Recommended Environmental Health and Protection Conditions:

DEVELOPMENT CONSENT OPERATIONAL CONDITIONS

Amplified sound equipment

The use of amplified sound equipment and public address systems is not permitted, unless located entirely within the premises and used in such a manner that the noise cannot be heard in any habitable room of any residential premises.

Reason: To protect public health and amenity.

Hours of operation

Hours of operation shall be restricted to:

6:30am to 7:00pm - Monday to Friday

7:00am to 4:00pm - Saturday

Closed - Sunday and Public Holidays

Reason: To protect amenity of the surrounding area.

CONDITIONS TO BE COMPLIED WITH DURING DEMOLITION AND BUILDING WORK**Restricted hours for audible site works**

In order to maintain the amenity of adjoining properties, audible site works must be restricted to the hours between 7.00am and 6.00pm, Monday to Friday and 7.00am to 1.00pm Saturday (including works undertaken by external contractors). No site works are permitted on Sundays or public holidays.

Unless otherwise approved within a Construction Traffic Management Plan, construction vehicles, machinery, goods or materials must not be delivered to the site outside the approved hours of site works.

Reason: To prevent disturbance to the surrounding community.