

NORTHERN BEACHES COUNCIL

Environmental Investigationsn Referral Response - industrial use

Application Number:	Mod2017/0063
To:	Adam Mitchell
Land to be developed (Address):	Lot 12 DP 1197725 , 80 Evans Street FRESHWATER NSW 2096

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

Is the proposal for an industrial use?	YES
Was sufficient documentation provided appropriate for referral?	YES
Are the reports undertaken by a suitably qualified consultant?	YES
Have you reviewed the Statement of Environmental Effects, and consider ongoing use, such as: - Processes with emphasis on potential pollution (air, noise, water and land) - Hazardous Materials, liquids stored on site - Waste storage, disposal. - Mechanical ventilation	YES
Have you Consider impact of noise, hours of operation, location to nearest residential, location of equipment, times of deliveries, noise management plans, acoustic reports etc.	YES
If the proposal is a scheduled premises have you recommended that the DAO refer the proposal to OEH?	NO

General Comments

No objections to the extension of hour subject the following conditions

Recommendation

APPROVAL - subject to conditions

Comments completed by: Mary Shimon

Date:7 April 2017

Recommended Environmental Investigations Conditions:

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

Noise Impact on Surrounding Areas

Any noise from the premise shall not exceed more than 5dB(A) above the background level when measured from within any property boundary and will comply with the Environment Protection Authority's NSW Industrial Noise Policy and any appropriate legislation to prevent offensive noise.

Reason: To ensure that noise generated from the premise does not create offensive noise (DACHPGOG5)

Acoustic Report

The recommendations made by the consultant in the acoustic report prepared by Acoustic Logic titled Harbord Diggers Redevelopment, 80 Evans Street Freshwater NSW 2096 Extended Working Hours Acoustic Report project no. 20160551.3 dated 30/11/15 must be implemented in order to achieve compliance with this consent.

Reason: To protect the acoustic amenity of neighboring properties (DACHPGOG5)