

## Environmental Health Referral Response - industrial use

Application Number:	DA2019/1129
To:	David Auster
Land to be developed (Address):	Lot 2 DP 531960 , 39 Cabbage Tree Road BAYVIEW NSW 2104

### 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

I have added conditions regarding

1. noise from the operation and air conditioner.
2. rubbish room
3. lights

please see conditions.

### Recommended Environmental Investigations Conditions:

#### CONDITIONS TO BE SATISFIED PRIOR TO THE ISSUE OF THE CONSTRUCTION CERTIFICATE

#### Garbage rooms

Garbage rooms: rooms must be constructed of solid material: cement rendered and steel trowelled to a smooth even surface. The door to the garbage room is to be designed and constructed to ensure the room is vermin proof and can be opened from the inside at all times. The garbage room is to be ventilated to the external air by natural ventilation or an approved air handling exhaust system.

Reason: To keep garbage rooms in a clean and sanitary condition to protect public health.

#### outdoor lighting

Prior to the issue of an Occupation Certificate, the Certifying Authority must be satisfied that all outdoor lighting is designed and positioned to minimise any detrimental impact upon the amenity of other premises and adjacent dwellings and that the outdoor lighting complies with the relevant provisions of and *Australian Standard 4282:1997 Control of the obtrusive effects of outdoor lighting*.

Reason: To protect public health and amenity.

#### Noise

Noise within the premises including but not limited to live music, amplified music, background acoustic music, recording, comedy, dance, artistic expression, free weights or otherwise must not be audible within any residential habitable room at any time.

*Reason: To minimise noise disturbance to neighbouring residential properties.*

### **air conditioning**

Any air conditioning unit must be installed and operated at all times so as not to cause “Offensive Noise” as defined by the *Protection of the Environment Operations Act 1997*. In accordance with the *Protection of the Environment Operations (Noise Control) Regulation 2008*, air conditioners must not be audible within a habitable room in any other residential premises:

- before 8:00am or after 10:00pm on any Saturday, Sunday or public holiday, or
- before 7:00am or after 10:00pm on any other day.

Details of the acoustic measures to be employed to achieve compliance with this condition must be submitted to Council/Accredited Certifier prior to the issue of the Construction