

Environmental Investigations Referral Response - industrial use

Application Number:	Mod2016/0041
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To:	Lashta Haidari
Land to be developed (Address):	Lot 3 DP 307937 , 896 Pittwater Road DEE WHY NSW 2099 Lot 1 DP 307937 , 896 Pittwater Road DEE WHY NSW 2099 Lot A DP 416469 , 894 Pittwater Road DEE WHY NSW 2099 Lot 1 DP 504212 , 892 Pittwater Road DEE WHY NSW 2099 Lot 10 DP 231418 , 890 Pittwater Road DEE WHY NSW 2099 Lot 11 DP 231418 , 888 Pittwater Road DEE WHY NSW 2099 Lot A DP 339410 , 884 Pittwater Road DEE WHY NSW 2099 Lot 7 DP 8172 , 9 Howard Avenue DEE WHY NSW 2099 Lot 1 DP 209503 , 11 Howard Avenue DEE WHY NSW 2099 Lot 1 DP 212382 , 15 Howard Avenue DEE WHY NSW 2099 Lot 2 DP 212382 , 17 Howard Avenue DEE WHY NSW 2099 Lot 3 DP 212382 , 28 Oaks Avenue DEE WHY 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

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

Environmental Investigations has reviewed the modification and cannot support the increase of the noise levels from 5dB(A) to 10 dB(A), because that would be inconsistent with the Industrial Noise Policy, however Environmental Investigation would recommend that condition 3 be modified to the

condition to reference the guidelines that covers noise created from construction noise and machinery.

Recommendation

APPROVAL - subject to conditions

Comments completed by: Mary Shimon

Date: 30 March 2016

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 guidelines or legislation to prevent offensive noise.

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