

Environmental Health Referral Response - industrial use

Application Number:	DA2020/0021
To:	Lashta Haidari
Land to be developed (Address):	Lot 11 DP 1193189 , Pittwater Road COLLAROY NSW 2097

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

Proposal to demolish Long Reef Surf Life Saving Club and construct a new structure. Environmental Health have assessed the matter of demolition, construction and on-going operations, and the potential impacts on the surrounding neighbourhood amenity and environmental values with regard to noise, dust and sediment control.

Stormwater management report addresses sediment and erosion control. Demolition waste controls are discussed in the Waste Management Plan. Dust addressed in the Statement of Environmental Effects – to be managed through a Construction Management Plan created prior to CC. Given the information provided, we think standard conditions applied by the Planning section of Council will give effective controls for management of the aforementioned hazards.

Acoustic Report by GHD – Long Reef SLSC, 12515120, December 2019. Considering this information and the various NSW guidelines and legislation such as *Noise Policy for Industry and Protection of Environment Operations Act 1997*, we found that the impact of noise on nearest residential area is likely to be minimal. The main concern centres on the use of the premise with regard to amplified music in outdoor areas. Given the distance to the nearest residential receivers in combination with other attenuation factors, we conclude that specific sound pressure level limits are not necessary, noise to be managed through conditions regarding hours of operation/use.

Recommendation

APPROVAL - subject to 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 Investigations Conditions:

DEVELOPMENT CONSENT OPERATIONAL CONDITIONS

Noise restrictiosn

Noise associated with any entertainment or use of the gym within the premises including but not limited to live music, amplified music, background acoustic music, patrons or otherwise must not be audible within any residential habitable room outside the hours of 6 am to 10 pm Monday to Saturday, and 7 am to 9 pm on Sunday.

Reason: To minimise noise disturbance to neighbouring residential properties. (DACHPBOC5)