

Environmental Health Referral Response - industrial use

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| Application Number: | DA2021/1039 |
| Date: | 26/07/2021 |
| To: | Adam Mitchell |
| Land to be developed (Address): | Lot 2566 DP 752038 , 16 Wyatt Avenue BELROSE NSW 2085 Lot 2597 DP 752038 , 16 Wyatt Avenue BELROSE NSW 2085 |

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

The applicant has not provided an acoustic report with the development proposal therefore a thorough assessment of potential noise impacts cannot be undertaken. With a residential property at 18 Wyatt and residential properties across the road less than 100m away, the acoustic report will need to consider the following but not limited to:

Potential noise generated from boarding house operation including use of communal areas (indoor and outdoor), mechanical plant noise (air conditioning, exhaust) including its location identified and noise generated from additional vehicle movements.

Noise impacts are to be assessed from the adjoining property boundaries with recommendations identified where appropriate to eliminate/manage any potential offensive noise and comply with The Noise Policy for Industry NSW EPA, 2017.

The location of outdoor lighting has not been identified on the master set of plans. Further information on this is required to assess potential impacts on nearby residents.

Recommendation

REFUSAL

The proposal is therefore unsupported.

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

Recommended Environmental Investigations Conditions:

Nil.