

Environmental Health Referral Response - industrial use

Application Number:	DA2024/1362
Proposed Development:	Demolition works and construction of mixed use hospitality venue with supporting car parking, servicing and landscaping works
Date:	24/10/2024
To:	Anne-Marie Young
Land to be developed (Address):	Lot 180 DP 752017 , 40 Myoora Road TERREY HILLS NSW 2084

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

Consideration of this proposal has been given taking into account relevant documentation including a report by an acoustic consultant as well as a plan of management.

Whilst the acoustic report provides data in relation to unattended monitoring, conceptual modelling and projections to determine required compliance with associated noise criteria, there appears to be limited recommendations as to physical design and construction elements of the proposed development and how these elements may assist in mitigating potential noise amenity impacts associated with the development on the community.

The report puts forward, within section 8.2 of the report, an number of "considerations" the operator must incorporate into the ongoing operation of the establishment as part of their mitigation strategies.

In this regard, Environmental Health considers it more appropriate to rely on more physical noise mitigation measures, with defined parameters or measurements, rather than what appears to be a reliance upon behavioral or operational strategies that may be open to interpretation.

Examples of this include:

"Consider lowering the volume of any amplified speakers or PA system in use at your venue, particularly during later trading periods"; and

"Consider re-directing the angle of speakers to minimise noise leakage from your venue and reverberation impacts";

Additionally, Environmental Health has concerns in relation to the proposal for outdoor live entertainment where the acoustic report states "There is an outdoor stage adjacent to restaurant 2 that will accommodate amplified music performance between 12pm to 10pm."

Given the land use zones of surrounding land is predominantly rural, it is considered highly likely that that outdoor amplified music performance will result in unreasonable amenity impacts to the area.

Accordingly, the proposal is not supported.

Recommendation

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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.