

Environmental Health Referral Response - industrial use

Application Number:	DA2024/0742
Proposed Development:	Change of use for a vehicle repair station (Auto-electrical)
Date:	25/06/2024
To:	Michael French
Land to be developed (Address):	Lot 33 DP 5342 , 18 Waine Street FRESHWATER NSW 2096

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

This application is seeking consent for change of use to a vehicle repair station. The proposed business is to occupy part of the ground level within 18 Waine St. The proposed hours of operation are Monday - Friday from 7:30 am to 5:00 pm and Saturdays from 8:00 am to 1:00 pm. It is proposed to have 4 working staff onsite.

Environmental Health does not consider the hours of operation to be unreasonable

The zoning of 18 Waine Street is suitable for the proposed business use however through consideration must be given to its close proximity to residential receivers at across the other side of Waine Street.

The hours of operation must be strictly adhered to as any noise prior to 7:30am may cause a noise disturbance to residential occupants. Any music inside the premises must not be audible inside a residential dwelling.

Environmental Health recommends 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

Acoustics

Any music inside the premises associated with the operation of the vehicle repair station must not be audible inside any residential receivers premises.

Reason: To ensure acoustic compliance in an operational situation.