

## Environmental Health Referral Response - industrial use

<b>Application Number:</b>	DA2021/0166
<b>Date:</b>	19/03/2021
<b>To:</b>	Alex Keller
<b>Land to be developed (Address):</b>	Lot 40 DP 7027 , 532 Pittwater Road NORTH MANLY NSW 2100

### 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

Environmental Health reviewed a similar proposal DA2020/0512 and had no objections. Similarly no objections to the current proposal.

### 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:

#### **CONDITIONS WHICH MUST BE COMPLIED WITH PRIOR TO THE ISSUE OF THE OCCUPATION CERTIFICATE**

#### **Boarding House Plan of Management**

Prior to the issuing of any interim / final occupation certificate, certification is to be provided from the operator that the requirements of the Boarding House Plan of Management have been implemented and are compliant.

Details demonstrating compliance are to be submitted to the Principal Certifying Authority.

Reason: To ensure the premises a maintained in an appropriate manner in perpetuity. (DACHPFPOC7)

#### **Plan of Management Review**

Prior to Occupation the Plan of Management shall be reviewed and upgraded.

1. Reference to Warringah Council shall be replaced with Northern Beaches Council
2. House rules shall include a clause with the meaning of " Lodgers with noisy motorbikes or cars may

be required to restrict entry/exit hours overnight or relocate vehicles off site to avoid a nuisance to other lodgers or neighbouring residents.

Reason: To provide a robust Plan of Management and minimise vehicle noise to occupiers and adjoining residents.

### **Outdoor lighting Certification**

Prior to the issuing of any interim / final occupation certificate, certification is to be provided that any outdoor lighting does not detrimentally impact upon the amenity of other premises and complies with where relevant, Australia Standard AS 1158.3:2005 Lighting for roads and public spaces – Pedestrian Area (Category P) lighting – Performance and design requirements and Australian Standard AS 4282:1997 Control of the obtrusive effects of outdoor lighting.

Reason: To protect the amenity of adjoining properties (DACHPFPOC6)

## **ON-GOING CONDITIONS THAT MUST BE COMPLIED WITH AT ALL TIMES**

### **Noise from mechanical plant**

Plant or equipment or exhaust fans or air-conditioning must be installed and operated at all times so as not to cause "Offensive Noise" as defined by the Protection of the Environment Operations Act 1997. In accordance with the Protection of the Environment Operations (Noise Control) Regulation 2008,

Reason: To ensure the amenity of the residential area is not adversely impacted.

### **Occupancy of Boarding House**

The building is to contain a maximum of 20 persons, being no more than 2 persons per designated bedroom. In order to maintain this occupancy rate, a sign is to be erected immediately adjacent to the doorway accessing the building detailing the maximum sleeping capacity of the occupancy.

Reason: To ensure the amenity of occupants. (DACPLG23)