

Environmental Health Referral Response - industrial use

Application Number:	DA2019/0108
To:	Nick England
Land to be developed (Address):	Lot 100 DP 615225 , 11 - 13 Cook Street FORESTVILLE NSW 2087

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 is primarily concerned with noise related issues to adjoining residential receivers. The site abuts residential premises. The main rear wall proposed does provide a significant barrier on one side.

The acoustic report provides significant measures to reduce the noise impacts from the building area. However any night time (10pm to 7am) operation particularly in the open areas where noise can be reflected, is of significant concern with potential adverse impacts on sleeping neighbours.

On the information supplied we find in the SEE supplied the following comment only on operational hours :

"24/7 operation as detailed in the accompanying acoustic assessment report prepared by N.G. Child and Associates."

However,

The N.G. Child and Associates report only refers to :

Extract from Table 7.5 – Permissible Noise Impacts at the Southern Residential Boundary

"Daytime/Evening
(7:00am to 10:00pm) *

Night-Time
(6:00pm to 10:00pm) *

* Sundays and Public Holidays daytime commences 8:00am "

As the acoustic report appears to only address and make recommendation to 10pm we are not accepting any proposal for hours exceeding 10pm at this time (and then with strict compliance with the engineers recommendations) .

We are happy to proceed with conditioned "approval" to 10pm only, if the applicant is satisfied.

We will not support 24 hour operations at this time.

Please note :Any further request for 24 hour /7 days a week use would not be favorably considered due to the potential unsupervised and unknown use of the storage units, and considering the open pavement areas and reflected noise when neighbours are sleeping.

These impacts may include opening and closing of unit access doors, slamming of car doors, starting

cars or equipment car radios, talking, loading activities etc .

For example test engine firing of a stored racing boat or a stored Harley Davidson motor bike; loading building materials overnight - how will this be monitored/prevented from creating an over night nuisance unless site access is restricted.

Recommendation

REFUSAL-at this time subject to additional information

Recommended Environmental Investigations Conditions:

Nil.