

NORTHERN BEACHES COUNCIL

Environmental Investigations Referral Response - industrial use

Application Number:	Mod2017/0106
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To:	Lashta Haidari
Land to be developed (Address):	Lot 3 DP 212382 , 884 - 896 Pittwater Road DEE WHY NSW 2099 Lot B DP 371110 , 884 - 896 Pittwater Road DEE WHY NSW 2099 Lot A DP 371110 , 884 - 896 Pittwater Road DEE WHY NSW 2099 Lot 2 DP 212382 , 884 - 896 Pittwater Road DEE WHY NSW 2099 Lot 1 DP 212382 , 884 - 896 Pittwater Road DEE WHY NSW 2099 Lot 1 DP 209503 , 884 - 896 Pittwater Road DEE WHY NSW 2099 Lot 7 DP 8172 , 884 - 896 Pittwater Road DEE WHY NSW 2099 Lot 1 DP 307937 , 884 - 896 Pittwater Road DEE WHY NSW 2099 Lot 3 DP 307937 , 884 - 896 Pittwater Road DEE WHY NSW 2099 Lot A DP 416469 , 884 - 896 Pittwater Road DEE WHY NSW 2099 Lot 1 DP 504212 , 884 - 896 Pittwater Road DEE WHY NSW 2099 Lot 10 DP 231418 , 884 - 896 Pittwater Road DEE WHY NSW 2099 Lot 11 DP 231418 , 884 - 896 Pittwater Road DEE WHY NSW 2099 Lot A DP 339410 , 884 - 896 Pittwater Road DEE WHY NSW 2099

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

Is the proposal for an industrial use?	YES
Was sufficient documentation provided appropriate for referral?	YES
Are the reports undertaken by a suitably qualified consultant?	YES
Have you reviewed the Statement of Environmental Effects, and consider ongoing use, such as: - Processes with emphasis on potential pollution (air, noise, water and land)	YES

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<ul style="list-style-type: none"> - Hazardous Materials, liquids stored on site - Waste storage, disposal. - Mechanical ventilation 	
Have you Consider impact of noise, hours of operation, location to nearest residential, location of equipment, times of deliveries, noise management plans, acoustic reports etc.	YES
If the proposal is a scheduled premises have you recommended that the DAO refer the proposal to OEH?	NO

General Comments

Applicants Proposal

Pouring of slabs, preparation/installation of form work, steel reinforcement, piling, crane use and delivery of materials up to ground level:

- 7.00 am to 8:30 pm inclusive Monday to Friday; and
- 7.00 am to 6.00 pm inclusive on Saturday.

Excavation works are restricted to:

- 7.00 am to 6.00 pm Monday to Friday; and
- 8.00 am to 4.00 pm inclusive on Saturday.

Environmental Investigations has reviewed the modification and cannot support the increase of hours proposed because the acoustic report does not address noise levels of machinery (i.e cement pump) it only states the "Noise Emission Goal" it is planning to achieve. And if the noise goal is still exceeded after applying all practical engineering controls to limit noise emissions, investigate management and other techniques to mitigate noise emissions, that is not a sufficient noise management plan to ensure offensive noise is not created.

Council Recommendation

Building construction, delivers of material, *pouring of slabs, and preparation/installation of form work, steel reinforcement, piling, crane use and delivery of materials up to ground level:*

- 7.00 am to 7:00 pm inclusive Monday to Friday; and
- 8.00 am to 5.00 pm inclusive on Saturday.

Excavation works are restricted to:

- 7.00 am to 6.00 pm Monday to Friday; and
- 8.00 am to 4.00 pm inclusive on Saturday.

recommended added condition

Any recommendations made by the acoustic consultant must be implemented in order to achieve Noise Emission Goal detailed in the report titled *Proposed Further Extended Construction Hours for Construction to Ground Level at 888 Pittwater Road, Dee Why Noise and Vibration Impact*

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Assessment, project no. 20160744.7 dated 19 April 2017.

Reason: to minimise disturbance on Surrounding Areas

Recommendation	APPROVAL - subject to conditions
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Comments completed by: Mary Shimon

Date: 23 May 2017

Recommended Environmental Investigations Conditions:

Nil.