

Environmental Health Referral Response - industrial use

Application Number:	REV2020/0029
Date:	08/01/2021
To:	Thomas Prosser
Land to be developed (Address):	Lot 27 DP 5055 , 22 Jubilee Avenue WARRIEWOOD NSW 2102

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 have been requested to provide comment in regard to this proposal for "Review of Determination of Application No. MOD2020/0175 in relation to a DA2019/0123 granted for use of part of the carparking area associated with the Pittwater RSL Club for the purposes of an organic food market" which seeks to:

1. To extend the expiry date of the DA to 5 years
2. To allow the number of markets per year to increase to any new limit set under any new LEP
3. To remove additional condition 12 requiring traffic wardens

Reference is made to the report included with the application documentation titled "Noise Impact Statement Review" dated October 2020 by Acoustic Consultant Ian McGrath.

The report acknowledges noise monitoring undertaken for the purposes of the report reveals that the Amenity Criteria and or the Intrusive Criteria has been breached.

The report also makes comparisons to noise levels measured sampled in the inner city suburb of Annandale which are seen to be not applicable to this proposal.

The report further states "The source of breaches of the Amenity Criteria and or the Intrusive Criteria being prescribed as L10 level \leq rating background level or (L90), plus 5, are in the environment under study most likely generated by local through traffic movements at the crossroad not from the markets activity itself".

Accordingly, Environmental Health is of the opinion that in the absence of further data to the contrary, the application should be refused based on the above breach, and the fact that any increase in intensity of use of the site for the purpose of an organic market, would only exacerbate any potential noise issues.

Recommendation

REFUSAL

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.