

## Environmental Health Referral Response - industrial use

<b>Application Number:</b>	DA2020/0512
<b>Date:</b>	11/06/2020
<b>To:</b>	Tony Collier
<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

The proposal is for a boarding house consisting of 12 lodger rooms and a common room.

#### Facilities & Accommodation:

Each of the 12 rooms are provided with private kitchen, bathroom, laundry and outdoor terrace.

Based on the information provided in the SEE the proposed application appears adequate in regards to room sizes and the facilities provided.

#### Noise:

A common concern with boarding houses is impact on amenity from noise impacts including:

- Social noise from lodgers including noise from the communal areas and private balconies; and
- Noise from any plant from the building.

Based on the plans it appears there will be no major mechanical ventilation plant associated with the development or air conditioning units.

The SEE advises the following with common areas:

*A general-purpose common room is proposed at the front. The common room will provide a casual meeting space with seating, wireless internet, community noticeboard, etc.*

*Although access will be provided to all residents the space is not proposed for noise generating activities such as consumption of alcohol etc.*

*Overall the common room is 9sqm in size.*

*The Plan of Management will be used to control the use of the Common Room. See annexures.*

*The common outdoor space, as required by the SEPP is located outside the common room. The*

*designated open space area is located to minimise any impact on the surrounding properties.*

As part of the submission, an Operational Management Plan was provided that included noise control measures including:

- *An on-site Building Manager will be responsible for the Boarding House in coordination with the Operator*
- *To minimise acoustic and privacy issues, hours of use of the common room will be restricted to between 8.00am and 9.00pm daily.*
- *No amplified music shall be played on the premises.*
- *Between 10pm and 7am, no loud noises, with particular attention being on Lodgers and guests socialising close to a window or on a balcony near the street or adjoining properties.*

Environmental Health have no objections subject to standard boarding house conditions, outdoor lighting conditions and that the Operational Management Plan be implemented for the life of the development.

## **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 are maintained in an appropriate manner. (DACHPFPOC7)

#### **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**

**Outdoor lighting**

All outdoor lighting must not detrimentally impact upon the amenity of other premises and adjacent dwellings and must comply 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. All lights used to illuminate the exterior of buildings onsite must be positioned so as to prevent the emission of direct light onto adjoining roadways, adjoining land and dwellings.

Reason: To protect the amenity of adjoining properties. (DACHPGOG5)

**Compliance with the Boarding House Plan of Management**

The requirements of the Boarding House Plan of Management are to be fully implemented in perpetuity from the issue of any interim / final occupation certificate.

Reason: To ensure the premises is maintained in an appropriate manner in perpetuity. (DACHPGOG5)

**Occupancy of Boarding House**

The building is to contain a maximum of 24 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)