

Environmental Health Referral Response - industrial use

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| Application Number: | DA2020/0714 |
| Date: | 04/08/2020 |
| To: | Alex Keller |
| Land to be developed (Address): | Lot 2 DP 1241568 , 888 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

General Comments

Environmental Health have considered the proposal which involves the change of use of a number of existing car spaces within the underground car park to the use of vehicle wash bays.

A number of written submissions have been received regarding the potential for noise impacts from the proposed car wash. This includes concerns that noise from the mechanical plant may send vibrations and noise through the adjacent lift shaft.

The SEE advises the following regarding noise from the proposed car wash:

Plant room & water pump will be acoustically treated to comply with Council requirements. Commercial development is located in the basement car park so minimal disturbance will be created to the public in general.

While the proposed operation is located away from any immediate receptors there are potential noise/vibration concerns due to the proposed car wash being located within an enclosed space with hard reflective surfaces. Noise and vibrations from the car wash could potentially be amplified if not effectively treated/managed and may impact on:

- Residents within the apartments;
- Car wash workers;
- Other business located within the building; and
- The general public accessing the car park.

An acoustic assessment by a suitably qualified and experienced professional such as an Acoustic Engineer is required in order to undertake a full assessment of the noise impacts from the proposed application.

The acoustic assessment will need to assess noise impacts of the proposed application in accordance with EPA Noise Policy for Industry and is to consider at least the following:

- Impacts of likely noise sources (including persons and structures/mechanical plant/equipment) on:
 - Residents;
 - Car wash workers;
 - Other business located within the building; and
 - The general public accessing the car park.
- The Acoustic Assessment is to include any recommendations to reduce noise impacts of the proposed development such as treatment/control measures including plant room design.

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.