

## Environmental Health Referral Response - unsewered land

Application Number:	DA2020/0053
Date:	09/03/2020
Responsible Officer	Gareth David
Land to be developed (Address):	Lot 101 DP 842992 , 141 Powderworks Road ELANORA HEIGHTS NSW 2101

### Reasons for referral

This application seeks consent for development upon unsewered land.

And as such, Council's Environmental Health and Protection officers are required to consider the likely impacts.

### Officer comments

#### General Comments

Environmental Health has reviewed the information on file and finds no triggers for conditions relating to sewage treatment on-site -the property is connected to sewer. We did note the air conditioning unit located on the western boundary -has the potential to create noise nuisance to surrounding residents. In this instance a driveway separates the air conditioning unit from the adjacent premise and thus there is less likely to be an impact due to attenuation by distance. We recommend the applicant consider the noise created by such a (mechanical plant) unit and if there are ways to mitigate the noise impacts - noting that the *Protection of the Environment Operations (Noise Control) Regulation 2017* declares noise from an air conditioning unit must not be audible in a habitable room between the hours of 10 pm and 7 am.

### Recommendation

APPROVAL - no 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 Health and Protection Conditions:

Nil.