

Environmental Health Referral Response - industrial use

Application Number:	Mod2019/0547
To:	Claire Ryan
Land to be developed (Address):	Lot 27 DP 5055 , 22 Jubilee Avenue WARRIEWOOD NSW 2102 Lot 120 DP 135512 , 84 Mona Vale Road MONA VALE NSW 2103 Lot 26 DP 654262 , 80 - 82 Mona Vale Road MONA VALE NSW 2103

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 has been asked to review previous recommendation provided for this modification with regard to noise. Since the recommendation was made on 21 November 2019, more concerns have been raised about noise issues associated with the current operations (bump-in from 07:00 and trading from 08:30). The most relevant guidelines, *Noise Policy for Industry and Protection of Environmental Operations (Noise Control) Regulation 2017* do not permit vehicle noise:

- (i) before 8 am or after 8 pm on any Saturday, Sunday or public holiday, or
- (ii) before 7 am or after 8 pm on any other day.

Further investigation into noise found that, in fact, the current 'bump-in' from 07:00 has allegedly interfered with the repose and comfort of nearby residents.

In considering absolute noise reduction conditions on operations, that both reflect guidelines and are practical, we find a conflict between the actions of vehicles and workers arriving, unloading materials and setting up and the associated noise being audible from habitable rooms before 08:00. Therefore, Environmental Health is recommending refusal.

Recommendation

REFUSAL - the proposal is unacceptable

Recommended Environmental Investigations Conditions:

Nil.