

## Environmental Investigations Referral Response - industrial use

<b>Application Number:</b>	DA2016/0933
<b>To:</b>	Tony Collier
<b>Land to be developed (Address):</b>	Lot 51 SP 58961 , 51 / 1 - 5 Collaroy Street COLLAROY NSW 2097

### 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

Is the proposal for an industrial use?	YES
Was sufficient documentation provided appropriate for referral?	NO
Are the reports undertaken by a suitably qualified consultant?	NO
Have you reviewed the Statement of Environmental Effects, and consider ongoing use, such as: - Processes with emphasis on potential pollution (air, noise, water and land) - Hazardous Materials, liquids stored on site - Waste storage, disposal. - Mechanical ventilation	N/A
Have you Consider impact of noise, hours of operation, location to nearest residential, location of equipment, times of deliveries, noise management plans, acoustic reports etc.	YES
If the proposal is a scheduled premises have you recommended that the DAO refer the proposal to OEH?	N/A
<b>General Comments</b>	
No Noise assessment submitted, swim schools generate substantial noise issues therefore full assessment could not be undertaken	
<b>Recommendation: Refuse due to no noise assessment</b>	Proposal is unacceptable, however subject to design amendments of proposal it may become acceptable (stipulate via conditions);
Comments completed by: James Montgomery	
Date: 19/9/16	

### Recommended Environmental Investigations Conditions:

**CONDITIONS TO BE SATISFIED PRIOR TO THE ISSUE OF THE CONSTRUCTION  
CERTIFICATE**

**Acoustic Certification**

Prior to construction certificate provide certification from a suitably qualified acoustic consultant certifying that all sound producing plant, equipment, machinery or fittings do not emit noise exceeding 5

dB(A) above the background level (LA90) when measured at the nearest property boundary and complies with the Industrial Noise Policy (NSW 2000).

Reason: To ensure that noise generated from the development does not result in offensive noise to any other party. (DACHPCPC6)

**ON-GOING CONDITIONS THAT MUST BE COMPLIED WITH AT ALL TIMES**

**Amenity**

The implementation of this development shall not adversely affect the amenity of the neighbourhood or interfere unreasonably with the comfort or repose of a person who is outside the premises by reason of the emission or discharge of noise, fumes, vapour, odour, steam, soot, ash, dust, waste water, waste products, grit, oil or other harmful products.

Reason: To ensure the surrounding area and people within the neighbourhood are not affected adversely and to ensure compliance with the Protection of the Environment Operations Act 1997. (DACHPGOG5)

**Noise Impact On Surrounding Area**

The use of the premises shall not cause a sound level in excess of 5 dB(A) at any time above the background noise level at any point along the site boundaries when measured in accordance with the Environment Protection Authority's Industrial Noise Policy.

Reason: To ensure compliance with acceptable levels of noise established under best practice guidelines. (DACHPGOG5)