

## Environmental Health Referral Response - industrial use

<b>Application Number:</b>	DA2018/1826
<b>To:</b>	Rebecca Englund
<b>Land to be developed (Address):</b>	Lot 29 DP 5464 , 27 Warriewood Road WARRIEWOOD NSW 2102 Lot 28 DP 5464 , 25 Warriewood Road WARRIEWOOD NSW 2102

### 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 reviewed the proposal and our main comment relates to noise issues. Noise impact assessment Project No 2304829PA Knowles Group addresses noise issues with positive compliant outcomes.

Of note the comment - "The proponent should also inform all potentially impacted residents of the nature of works to be carried out, the expected noise levels and duration, as well as contact details." This is particularly relevant because of the size and duration of the site works.

#### Recommendation

APPROVAL - subject to conditions

### Recommended Environmental Investigations Conditions:

#### **CONDITIONS TO BE COMPLIED WITH DURING DEMOLITION AND BUILDING WORK**

#### Dust during works

Measures shall be documented and be undertaken, to minimise any dust created as a result of excavation, vehicle movements and construction so as not to impact on neighbouring premises or create air pollution at any time.

Reason: To prevent air pollution from dust and comply with legislation.

#### Noise reduction measures

Compliance with all the recommendations contained within the Noise impact assessment Project No 2304829PA Knowles Group for site works , building design and equipment.

Specifically before any work commences:

- "The proponent should also inform all potentially impacted residents of the nature of works to be carried out, the expected noise levels and duration, as well as contact details."

Additionally Council requires a log of any complaints and any action taken shall be kept on site during site works and be freely accessible to Council if required.

Equipment and methodology used to reduce noise during site works shall be best practice.

Reason: To minimise noise to internal and external residential receivers.

## **CONDITIONS WHICH MUST BE COMPLIED WITH PRIOR TO THE ISSUE OF THE OCCUPATION CERTIFICATE**

### **Noise Certification prior to occupation certificate**

A report from a suitably qualified person shall be supplied to the Certifier confirming compliance with all the recommendations contained within the Noise impact assessment Project No 2304829PA Knowles Group for building design , plant and equipment before occupation.

Reason: To minimise noise to internal and external residential receivers.

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

### **Noise General**

The use of the premise must be controlled so that any emitted noise is at a level so as not to create an “offensive noise” as defined in the Protection of the Environment Operations Act 1997 to any affected receiver

Reason: To comply with Noise Legislation.