

Environmental Health Referral Response - industrial use

Application Number:	DA2020/1756
Date:	29/01/2021
To:	Jordan Davies
Land to be developed (Address):	Lot 66 DP 6248 , 353 Barrenjoey Road NEWPORT NSW 2106 Lot 65 DP 6248 , 351 Barrenjoey Road NEWPORT NSW 2106 Lot 64 DP 1090224 , 351 Barrenjoey Road NEWPORT NSW 2106

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 requested to consider this proposal for "Demolition works and construction of a mixed use development (Shop Top Housing)".

Of major concern with developments such as the one proposed, is the generation of noise and how it may affect the amenity of both external and internal receivers.

A report (Acoustical Report - DA Stage dated 20 January 2021 by Koikas Acoustics) has been supplied with the proposal documentation.

It is standard practice in such reports to undertake unattended noise monitoring surveys to establish levels of ambient noise.

It is noted that section "3.0 AMBIENT NOISE SURVEY" of the above report references unattended noise monitoring surveys which were conducted from Friday 29th July to Thursday 4th August 2011 for seven consecutive days.

Environmental Health considers that as almost 10 years has passed since these surveys were undertaken, that there may be changes to the area in terms of built form development, traffic and other noise generating activities which may cause the data in this report to be somewhat dated, and not representative of current ambient conditions that relate to the proposed development.

Accordingly, at this time Environmental Health recommends refusal based on the current information supplied.

Recommendation

REFUSAL

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 Investigations Conditions:

Nil.