

Environmental Health Referral Response - industrial use

Application Number:	Mod2020/0113
Date:	11/06/2020
To:	Kye Miles
Land to be developed (Address):	Lot 1 DP 545812 , 43 Booralie Road TERREY HILLS NSW 2084

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 comment on the proposed modification or deletion of Condition of consent 1B from Mod2019/0024 at 43 Booralie Rd Terry Hills 2084. As part of this referral light intrusion or light pollution has been assessed.

The condition of consent 1B was added as part of a decision from the Northern Beaches Local Planning Panel Meeting 3 July 2019 and was to be completed by the 30th September 2019. The modification was determined on 03/07/2019, Leaving less than 3 months to complete the works.

To this date the condition has not been complied with and the applicant now seeks modification or removal of the condition. The applicants justification is that light shielding has been provided to the fittings and therefore further screening is not required. Environmental Health do not deem this shielding to be in the same vain as the screening proposed in the condition of consent and not adequate to protect the amenity of surrounding residents.

The Northern Beaches local planning panels decision was based on the development being built 0.5m higher than what was initially approved in DA2016/0523 dated 12 October 2016 and MOD2017/0223 dated 13 December 2017.

Further details have been provided with an amended proposal shown in a site plan referenced as TERREY HILLS SITE PLAN (28.05.20). The amended proposal show an alternate solution as opposed to a 500mm canopy extension. The solution being 250mm boxes surrounding each light fitting. The proposal shows that there will be a extra 450mm of protection from direct light intrusion, which is greater than the original proposal.

Based on these matters Environmental Health recommends approval with the inclusion of an amended condition of consent for the installation of the boxes. As 3 months were originally proposed for the completion of works an additional 3 months have been included in the amended condition to complete the works.

Recommendation

APPROVAL - Subject to conditions
MOD2020/0113

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:

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

B. Add Condition No. 1B - Amendment to the Approved Plans to read as follows:

The installation of a new screens to shield visibility of the soffit and lights of the existing service station canopy from the south east.

The new screen is to:

- Be installed around each light fitting on the existing soffit and fascia in accordance with the submitted plans referenced as TERREY HILLS SITE PLAN (28.05.20)
- Have a finished dimension of not less than 0.25 m below the underside of the existing soffit and fascia
- Match the existing fascia in material and colour
- Be constructed in a manner that will ensure its long term durability and stability
- Be constructed in a manner that will ensure no light can penetrate between it and the

existing fascia.

The screen shall be installed by 30 September 2020.

Reason: To reduce the effect of the canopy lighting on the adjoining public land and 37 Booralie Road, Terrey Hills to that which would have applied under the pre-existing approval. (DACHPGOG5)