

Environmental Health Referral Response - industrial use

Application Number:	DA2021/0744
Date:	17/06/2021
To:	Rebecca Englund
Land to be developed (Address):	Lot 1 DP 571975 , 50 Lawrence Street FRESHWATER NSW 2096

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 have undertaken a review of the acoustic's of the proposal of shop top housing with 13 residential units and 2 commercial tenancies including the potential future use of the commercial tenancies.

As part of the submissions an acoustic report has been provided that addresses how the acoustic amenity of the residential units will be maintained through RW ratings for walls and windows. The assessment focuses on existing background levels and modeling for future traffic noise to propose suitable minimum acoustic treatments to units. The acoustic report fails to undertake a detailed assessment of plant noise due to a current lack of information.

Based on the submitted plans and design of the commercial units it is likely that they may be utilised as fixed food businesses. Based on there being no information provided for the use or fit out of the commercial units, a condition is to be applied requiring any fixed food premise fit out in these locations to be determined through a development application that addresses compliance with AS 4674 (Design, construction and fit-out of food premises) and AS 1668 (The use of mechanical ventilation).

Future use of commercial tenancies may require mechanical ventilation which has the potential to alter findings of the acoustic report. At this initial stage there should be inbuilt provisions in the development to accommodate ducting of any future mechanical ventilation to prevent retrofitting ventilation on the outside of the building. Condition to be applied for details of any internal ducting that may service commercial tenancies.

Recommendation

APPROVAL - Subject to conditions

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:

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

No external service ducts

Before the issue of a construction certificate, the applicant must submit plans to the certifier for approval which specify service ducts will be provided wholly within the building and sufficient internal space is available for future ducting of commercial units.

Reason: To keep external walls free of plumbing, drainage, mechanical ventilation ducting or any other utility installations and protect from any amenity impact.(DACHPCPC6)

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

Any food premise within development requiring development application

The use of any of the commercial tenancies for a Food Premises shall not be approved until such times as a Development Application is lodged with Council.

The application shall make reference to, but not be limited to :

- Noise implications (plant ,equipment, motors exhaust , customer noise, internal building vibration and hours of operation)
- Any fumes/ smoke/ odours arising from the operation of the business and its associated mechanical ventilation.
- Compliance with:
Australian Standard 4764-2004 (Design, Construction and Fit-out of a Food Premises),
Food Safety Standard 3.2.2 (Food Safety Practices and General Requirements),
Food Safety Standard 3.2.3 (Food Premises and Equipment) and,
Australian Standard 1668 The use of mechanical ventilation.

Reason: To ensure any food premises will comply with Legislation and Standards and to protect direct residential receivers from amenity impact of the operation of commercial units. (DACHPGOG5)