

Environmental Health Referral Response - industrial use

Application Number:	DA2023/1841
Proposed Development:	Use of Premises as a hardware and building supplies facility and associated internal alterations
Date:	11/01/2024
To:	Simon Ferguson Tuor
Land to be developed (Address):	Lot 1 DP 88028 , 77 Bassett Street MONA VALE NSW 2103 Lot 4 DP 707291 , 77 Bassett Street MONA VALE NSW 2103

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

This application is seeking consent for the fit out and use of an existing premises for hardware and building supplies at units 1 and 2, 77-79 Bassett Street, Mona Vale.

The premises is zoned General Industrial.

The Statement of Environmental Effects state:

This application will seek to formalise the land use as a hardware and building supplies facility, which will operate as an adjunct of the Johnson Bros Mitre 10 hardware and building supplies operation at the adjoining premises at 75 Bassett Street. The works will involve only minor internal alterations and additions to the existing light industrial / commercial premises.

The proposal seeks consent for the following operating hours:

- Monday to Friday: 7.00am-5.30pm
- Saturday 8.00am-5.00pm
- Sunday – 9.30am – 3.00pm.

The proposal will also have a maximum of five staff on site at any given time.

The nearest residential receiver is approximately 30m away from Unit 1. The operating hours do not seem unreasonable for an Industrial zone however details on the exact proposed operations are vague and Environmental Health requests further information before finalising this assessment.

Can the applicant please provide details on the following:

1. Times and frequency of deliveries for the business. Details on the types of deliveries.
2. Details on the proposed operations within Unit 1 and 2. What is proposed to be involved in a *hardware and building supplies facility*? Will the premises be supplying items to customers

resulting in deliveries throughout the day from the premises? Is it intended that customers can visit the premises to collect items?

3. Will there be any noise generating activities onsite involving power tools associated with the operation of the business?

Environmental Health recommends refusal at this time.

The proposal is therefore unsupported.

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

Deliveries, waste and recycling collection hours

Deliveries, waste and recycling collection to and from the site is to be carried out between 7am and 8pm only to minimise noise.

Reason: To minimise noise to residential receivers.