

Environmental Health Referral Response - industrial use

Application Number:	DA2018/1146
To:	Julie Edwards
Land to be developed (Address):	Lot 1 DP 27562 , 12 Naree Road FRENCHS FOREST NSW 2086

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

Is the proposal for an industrial use?	Dental Practice
Was sufficient documentation provided appropriate for referral?	YES
Are the reports undertaken by a suitably qualified consultant?	N/A
Have you reviewed the Statement of Environmental Effects, and consider ongoing use, such as: - Processes with emphasis on potential pollution (air, noise, water and land) - Hazardous Materials, liquids stored on site - Waste storage, disposal. - Mechanical ventilation	YES
Have you Consider impact of noise, hours of operation, location to nearest residential, location of equipment, times of deliveries, noise management plans, acoustic reports etc.	YES
If the proposal is a scheduled premises have you recommended that the DAO refer the proposal to OEH?	N/A

General Comments

Environmental Health have no objections subject to:

- Construction and fit out conditions;
- Waste disposal and imported fill condition during the works; and
- A standard noise condition, deliveries and waste collection, clean and sanitary condition of the premises and waste disposal condition during the operation of the premises.

Recommendation

APPROVAL - subject to conditions

Comments completed by: Peter Fox

Date: 26/07/18

Recommended Environmental Investigations Conditions:

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

Public health licensing and approval standards

Prior to release of the Construction Certificate evidence is to be submitted to the Certifying Authority by appropriately qualified and suitably experience person/s confirming that the plans and documentation relating to the design, fitout, construction and operation of the Health Services Facility meet all NSW Health standards for approval, licensing and legislative requirements.

Reason: To ensure that the premises will comply with public health licensing and approval standards as required by the regulatory operator, NSW Health. (DACHPCPCC6)

Construction and fit out

Work areas are to be finished with materials that are rigid, smooth and impervious. Construction should be free from open joints, gaps, cracks, and crevices and kept in good repair. The work area must be maintained in a clean and hygienic state. Floors of dental procedure rooms – must be constructed of a smooth, durable, impervious material that is non-slip and capable of being easily cleaned. Walls of dental procedure rooms - must be constructed of a smooth, durable, impervious material that is capable of being easily cleaned. Such details are to be provided to the Principal Certifying Authority prior to the issue of the Construction Certificate.

Reason: To ensure the work areas and dental procedure rooms are constructed in a way that is easy to keep hygienically clean, free from build up dirt, dust or pests and to ensure compliance with the legislation. (DACHPCPCC6)

Procedure or treatment area is to be separate

The dental procedure or treatment area is to be separate from the cleaning and waste storage areas. Such details are to be provided to the Principal Certifying Authority prior to the issue of the Construction Certificate.

Reason: To ensure compliance with the legislation, prevent contamination of the procedure/treatment areas and to protect public health and safety. (DACHPCPCC6)

CONDITIONS TO BE COMPLIED WITH DURING DEMOLITION AND BUILDING WORK

Construction and Demolition Waste Disposal and Imported Fill

(A) All construction and demolition waste must be removed from the site and transported for disposal to a waste facility that can lawfully receive that waste and must be done in accordance with all relevant Acts, Regulations and Guidelines. Copies of all transportation and disposal dockets must be retained and be made available on request.

(B) The only waste derived fill material that may be received or used at the development site is:

- (i) Virgin excavated natural material (within the meaning of the Protection of the Environment Operations Act 1997); or
- (ii) Any other waste-derived material the subject of a resource recovery exemption under Part 9 of the Protection of the Environmental Operations (Waste) Regulation 2014 that is permitted to be used as fill material; and
- (iii) Any waste-derived material the subject of a resource recovery exemption received at the development site must be accompanied by documentation as to the material's compliance with the

exemption conditions and must be provided to the Principal Certifying Authority on request.

Reason: To ensure compliance with legislation and protection of the environment. (DACHPEDW5)

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

Waste Contractor

Prior to issue of an Occupation Certificate, the owner must provide evidence of a contract with a licensed contractor for the removal of all trade waste.

Reason: Responsible disposal management of trade waste (DACHPFPOC5)

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 and compliance with The Noise Policy for Industry NSW EPA, 2017.

Reason: To ensure that any noise generated does not cause a nuisance to adjoining premises. (DACHPGOG5)

Clean and Sanitary Condition of Premises

The premises shall be maintained in a clean and sanitary condition at all times.

Reason: To ensure the amenity of occupants. (DACHPGOG5)

Waste disposal

Suitably constructed waste disposal containers must be kept on the property for the storage of any clinical, contaminated, sharps or related waste prior to final disposal of the material at a facility approved by the Department of Environment and Climate Change and as per the requirements of the NSW Health Department.

Reason: To comply with legislation and protect public health and safety (DACHPGOG6)

Deliveries and Waste Collection

Deliveries and waste collection services (including trade waste) must only occur during the following hours:

- Weekdays – 7:00am – 8:00pm
- Weekends and Public Holidays – 8:00am – 8:00pm

Reason: To minimise disruption to neighbouring properties. Deliveries and waste collection must only occur during the above hours (DACHPGOG6)