

Environmental Health Referral Response - industrial use

Application Number:	Mod2022/0488
Date:	28/09/2022
To:	Thomas Burns
Land to be developed (Address):	Lot 100 DP 709585 , 16 Myoora 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

Proposal to increase trading hours to an approved DA2019/1304 and as quoted from the SEE:

It is also proposed to amend the plans. Amended plans have been prepared by Cyclo Construction + Fit out, Revision F and dated 24.07.2020. These plans include the following amendments:

- New entry ramp relocated and pool fence/gate at entry on front northwest elevation.
- Internal alterations to the ground floor and first floor levels to suit the needs of the veterinary services.
- Convert a portion of the 'recreational club' into additional veterinary space, including at the northwest corner of the ground floor and the eastern portion of the first floor.

Previously we commented on the original DA , which we and the acoustic assessment based on 24 hour operation.

Noise

The noise impact assessment prepared by Acoustic Logic referenced as 20191068.1 and dated 05/09/2019 undertook and assessment of the expected noise impact on residential receivers of the expected noise generated by (15) dogs staying at the clinic overnight. The report proposes several recommendations to construction that would reduce noise generated that should be adopted into any consent and also goes on to say "A detailed assessment should be conducted at CC stage, by a suitably qualified Acoustic Consultant, to ensure emissions from keeping animals at the premise comply with the noise emission objectives presented in table 3". Table 3 is for noise emission objectives for the development.

Currently there are no concerns with acoustics of the proposed development that cannot be satisfied with the ongoing current conditions being imposed.

We have not located the CC stage acoustic assessment to determine compliance, if work has already commenced. The original DA consent conditions for acoustic treatments will still remain so repeating them is not required.

The presence of staff during a 24 hour operation, rather than dogs simply being boarded over night is considered a better outcome, as staff will be able to deal with any noisy dogs issues.

Therefore Environmental Health supports the proposed modification with additional conditions in regard to the relocated X-Ray area.

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**

X-Ray shielding calculation assessment and plans

Prior to any Construction Certificate (CC) being issued, detailed plans of radiation shielding and proposed attenuation must be prepared by a suitably qualified person and submitted to the Principle certifier where required by regulation.

Reason: To protect public health.

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

X-Ray area - Compliance with shielding calculation report

Prior to any occupation certificate being issued, details are to be supplied to the Principal Certifier by a qualified and experienced person(s) to confirm compliance with the recommendations of the shielding calculations report where required by regulation prior to CC.

Reason: To protect staff and members of the public from the effects radiation