

## Environmental Health Referral Response - industrial use

Application Number:	DA2020/0011
Date:	14/05/2020
To:	Georgia Quinn
Land to be developed (Address):	Lot 1 DP 588603 , 33 Oaks Avenue DEE WHY NSW 2099 Lot A DP 326907 , 33 Oaks Avenue DEE WHY NSW 2099 Lot B DP 326907 , 33 Oaks Avenue DEE WHY NSW 2099

### 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

The applicant has provided some additional information addressing the environmental health concerns of spray drift, noise and bunding.

In summary:

- A Perspex screen will be installed to prevent spray drift.
- An acoustic report states that during daytime hours the noise is within allowed tolerances of commercial activities on residential. As the area is zoned for a mix of residential and industry, the noise report has referenced *Noise Policy for Industry* to give predictions for operations.
- Bunding will be provided to the car wash and oil/water separator.

Environmental health do not object to the proposal subject to conditions pertaining to bunding, noise controls and spray drift.

### 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:

## DEVELOPMENT CONSENT OPERATIONAL CONDITIONS

### **Noise Impact on Surrounding Area**

Use of associated mechanical plant shall not cause a sound level in excess of 51 dB(A) at the nearest affected residence.

Reason: To ensure acceptable levels of noise established under *Industrial Noise Policy*. (DACHPBOC5)

### **Spray drift – screening of car wash bays**

Car wash bays must be effectively screened to prevent the effects of spray drift from pressure cleaning on nearby resident.

Reason: minimise the impact on amenity for nearby residents. (DACHPBOC6)

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

### **Noise control certification**

Prior to the issue of an occupation certificate, a report and certification prepared by an appropriately qualified or accredited person shall be submitted to the Principal Certifying Authority demonstrating compliance with the following:

All sound producing plant, equipment, machinery or fittings shall be sound insulated and/or isolated so that the noise emitted does not exceed 51 dB(A) when measured at the residential receivers identified in acoustic report numbered BA200308 and dated May 2020, by Blackett Acoustis. For assessment purposes, the above LAeq sound levels are to be adjusted in accordance with EPA guidelines for tonality, frequency weighting, and impulsive characteristics where necessary, at any time the plant is in operation, at the boundary of the site.

Note: The method of measurement of sound shall be carried out in accordance with industry best practice.

Reason: To ensure that noise generated from the development does not result in offensive noise to any other party.

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

**Storage of chemicals on-site**

Any chemicals stored on-site must be done so according to *Australian Standard AS 4452:1997 The storage and handling of toxic substances*.

Reason: To minimise potential for environmental harm. (DACHPGOG5)

**Bunding of car wash bays**

Car wash bays must be bunded according to *Australian Standard AS 4452:1997 The storage and handling of toxic substances*.

Reason: To minimise potential for environmental harm. (DACHPGOG5)

**Washing of vehicles**

Washing of vehicles must be conducted in a car wash bay. All wastewater from car washing is to be discharged to the sewer under a Trade Waste Agreement from Sydney Water. Any alternative water management operations must comply with all relevant standards.

Reason: To ensure that wastewater is disposed of in a way that minimises harm to the environment. (DACHPGOG6)