

Environmental Health Referral Response - industrial use

Application Number:	DA2021/1426
Date:	13/09/2021
To:	Adam Mitchell
Land to be developed (Address):	Lot 2 DP 528120 , 51 Kalang Road ELANORA HEIGHTS NSW 2101

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

Details on the exact location and type of mechanical plant to be provided to this development limits the assessment of noise in relation to mechanical equipment. Therefore a condition prior to construction certificate should be considered so a more thorough assessment can be undertaken.

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

Mechanical Plant Design and Location

Prior to Construction Certification, a detailed plan identifying the location of all mechanical plant including exhaust outlets is to be provided to a suitably qualified acoustic consultant to review the design and equipment and provide a report on how the equipment complies with the below articles. The plans are to include the location and specifications of all plant, air conditioning units, exhaust and fan outlets and any plant associated with the commercial units that may be applicable. The designs and locations of the plant must demonstrate compliance with AS1668, The use of mechanical ventilation, Building Code and recommendations in Section 6.2.1 to 6.2.4 within the acoustic report prepared by Day Design Pty Ltd dated 9 August 2021.

Reason: Protect amenity of the area

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

Mechanical Ventilation certification

Prior to the issuing of any interim / final occupation certificate, certification is to be provided from the installer of the mechanical ventilation systems that the design, construction and installation of the mechanical ventilation system is compliant with the requirements of AS1668 The use of mechanical ventilation.

Details demonstrating compliance are to be submitted to the Principal Certifying Authority.

Reason: To ensure that the mechanical ventilation system complies with the design requirements.
(DACHPFPOC4)