

Environmental Health Referral Response - industrial use

Application Number:	DA2022/0805
Date:	14/09/2022
To:	Thomas Prosser
Land to be developed (Address):	Lot 1 DP 394351 , 1 / 0 Weemala Road DUFFYS FOREST 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

Not Supported - Further Information Required

Application is for Dog Training Facility.

The SEE advises the following regarding the application:

The applicant seeks approval for the Use of the site as a dog training centre. No physical works are proposed:

- *Hours of operation will be 9am to 5pm Monday to Friday*
- *There will be one staff member on site at any one time.*
- *It is stressed that there are no building works proposed as part of this use only application.*
- *There will be **NO** overnight or boarding animals on site*

Dog training/doggy day care facilities have the potential to cause acoustic impacts on surrounding residential receptors. As such, Environmental Health recommends that an acoustic assessment be submitted with the application.

The acoustic assessment is to be undertaken by a suitably qualified and experienced acoustic engineer and in accordance with relevant standards and guidelines including NSW EPA's Noise Policy for Industry. The acoustic assessment is to include any recommendations for maintaining acoustic amenity.

A Plan of Management has also been provided with the application. The Plan of Management advises the following:

2 CAPACITY OF COURSE

The capacity is for a total of 12 Dogs at the maximum.

3 HOURS OF OPERATION

The Facility opens daily seven (5) days a week from 9:00 am to 3.00pm, Monday to Friday

4 STAFFING

The Facility will be operated by a maximum of two (2) staff at any one time.

5 STAFF ARRIVAL

Staff arrivals are usually between the hours of 9.00am to 11.00am.

There are some discrepancies between the SEE and the Plan of Management including the number of staff and the hours of operation. There also appears to be an error in the Plan of Management stating both 5 and seven days for the operation.

The Plan of Management also does not provide much detail on how noise impacts will be managed.

Accordingly, an updated Plan of Management is to also be prepared. This is to include measures for minimising acoustic impacts from the development. The Plan of Management is to also include any recommendations made by the Acoustic Consultant. The Management Plan and SEE will also need to be updated to reflect any discrepancies in the operation.

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:

Nil.