

Environmental Health Referral Response - industrial use

Application Number:	DA2019/0860
To:	Alex Keller
Land to be developed (Address):	Lot 52 DP 881594 , 24 Darley Street East MONA VALE NSW 2103

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 demolish the existing 33 bed residential care facility and replace it with a 51 bed residential care facility. Environmental Health has considered acid sulphate soils, noise impacts and food regulation and provides the following comments:

Acid sulphate soils

There are Class 4 and 5 acid sulphate soils associated with this Lot. That means "*Works beyond 2 metres below natural ground surface; Works by which the watertable is likely to be lowered beyond 2 metres below natural ground surface.*" require some assessment and/or management. From the plans, we approximate 4 m of excavation below natural ground surface level, however the Northern corner (Class 4) of the Lot is not part of the basement. Therefore we recommend a general condition about notifying Council if acid sulphate soils are exposed during excavation.

Noise

The Statement of Environmental Effects states there is an 'acoustic report' provided with the application, but we found no such report on file. Despite this, we can make conclusions about the noise created by operations -same as current occupation -residential care facility -low impact on amenity. Further to that, the plans tell us that the plant room is situated in the basement and exhaust stack contained within the centre of the building -requiring no further investigation.

Of further interest is the noise created by excavation of "extremely low strength shale" that can allegedly be done by excavator and bucket. If rock-breaking is to occur, the surrounding residents must be given formal notice of the activity prior to it occurring. Condition to be recommended.

Food

Food will be supplied to the occupants of this building and cooked in kitchens on-site. The appropriate regulatory authority must be made aware of this prior to occupation certificate being released.

Recommendation

APPROVAL - subject to conditions

Recommended Environmental Investigations Conditions:

CONDITIONS TO BE COMPLIED WITH DURING DEMOLITION AND BUILDING WORK

Requirement to notify about new Acid Sulfate Soils evidence

Any new information revealed during excavation works that has the potential to alter previous conclusions about Acid Sulfate Soils shall be immediately notified to the Council and the Principal Certifying Authority prior to further commencement.

An Acid Sulfate Soils Management Plan is to be prepared by a suitably qualified geotechnical engineer and in accordance with the Acid Sulfate Soils Manual (ASSMAC, 1998) and submitted to the Council for review.

Reason: To protect the environment and private & public infrastructure (DACHPEDW5)

Notification about rock-breaking

If rock-breaking is associated with the development of the site, it must only occur between the hours of:

- 9.00 AM – 5.00 PM on weekdays (Monday – Friday).

Rock-breaking activities must not occur on weekends or public holidays. Adjoining properties must be notified in writing of the times and days in which rock-breaking activities will be carried out. Notices must be distributed at least seven (7) days before the activity is to occur.

Reason: To protect the acoustic amenity of neighbouring properties and the public. (DACHPEDW6)

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

Notify the relevant regulating authority of food operations

Prior to the issue of the Occupation Certificate, the proprietor of the food business must notify the relevant regulatory authority of their business operations. Registration with that authority must be completed and submitted prior to commencement of trade.

Reason: To ensure compliance with legislation and the Australia and New Zealand Food Standards Code.