

Environmental Health Referral Response - industrial use

Application Number:	DA2019/1304
To:	Kent Bull
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

Environmental Health have been requested to comment on the development application for the change of use of existing premises to a veterinary hospital and recreation club. The areas to be addressed by Environmental Health include on-site wastewater treatment, Noise and the existing food businesses located on the property and the cooling towers located on-site. In this assessment on-site wastewater treatment, Noise and the cooling towers is assessed.

Wastewater

Regarding the onsite sewage management I refer to the "sewer waste treatment letter" by Wallace plumbing & fire design Pty Ltd referenced as WML19181 and dated 13 of September 2019. The letter confirms that there is currently no sewer connection on the property. Council's records indicate that the current wastewater treatment system is an aerated wastewater treatment system with spray irrigation. The letter states that "there is a new pressure sewer that is a pump out sewer system where pumps are installed in a tank on site and sewer pumped into a Sydney Water Corporation (SWC) rising main in Myoora Road."

A request has been sent to Sydney water to confirm if there is capacity in the current rising main. Sydney waters response will be attached to the DA folder in trim once received.

A site inspection revealed that the Wastewater system is a commercial aerated wastewater treatment system. There are a number of unknowns surrounding the current wastewater system and any proposals to the system and disposal area, these include;

- The current capacity of the aerated wastewater treatment system,

- The current disposal area and disposal method,
- Proposed disposal system and area based on an increased flow rate from the development,
- The expected increase in the use of the site and expected flow rate to the system and the capacity of the system to protect from surge flows during peak use,
- Trade waste requirements based on clinical wastes from the proposed veterinary facility and commercial kitchens,
- When, how and if wastewater is to be connected to the Sydney water main.

Based on the provided information. Environmental Health are unable to make a determination on how wastewater is currently and will be managed into the future on the site.

Noise

The noise impact assessment prepared by Acoustic Logic referenced as 20191068.1 and dated 05/09/2019 undertook an assessment of the expected noise impact on residential receivers of the expected noise generated by 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 conditions being imposed.

Cooling tower

The existing cooling tower is proposed to be retained for use in the Croatian club section of the development. There are no objections to this proposal.

In closing Environmental health are satisfied with matters except for wastewater. Based on the provided information an assessment cannot be undertaken due to a lack of information provided. Based on the current lack of information Environmental Health recommends refusal for the development until such a time that the following information is provided;

- Evidence that the property is able to connect to the rising main at the front of the property.

- The current capacity of the aerated wastewater treatment system,
- The current disposal area and disposal method
- Proposed disposal system and area based on an increased flow rate from the development,
- The expected increase in the use of the site and expected flow rate to the system and the capacity of the system to protect from surge flows during peak use,
- Trade waste requirements based on clinical wastes from the proposed veterinary facility and commercial kitchens,
- When, how and if wastewater is to be connected to the Sydney water main.

Recommendation

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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.