

## Environmental Health Referral Response - industrial use

<b>Application Number:</b>	DA2023/0439
<b>Proposed Development:</b>	Alterations and additions to an industrial development and a change of use to light industry and an industrial retail outlet
<b>Date:</b>	23/05/2023
<b>To:</b>	Thomas Bershtein
<b>Land to be developed (Address):</b>	Lot 1 DP 88028 , 77 Bassett Street MONA VALE NSW 2103 Lot 4 DP 707291 , 77 Bassett Street 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

The proposed development is limited to Unit A, which is located at the front of the north-western building. Unit A currently comprises a double height warehouse and office space over two levels, with a total floor area of 921.7m<sup>2</sup>. Unit A also has 9 allocated parking spaces, being spaces 10-18 as per the Site Plan by Real Serve, with additional general visitor spaces available on site.

The application seeks consent for the alterations and additions to Unit A, to provide a mezzanine above the existing warehouse space, as detailed in the architectural plans by Cullen Feng Architects.

The proposed works include:

- Replacement of existing sliding door panel with motorised roller door,
- Construction of a new mezzanine floor (514m<sup>2</sup>) over most of the existing warehouse/light industrial space,
- Installation of fire-rated panels along internal rear wall,
- Construction of a second access/egress to the proposed mezzanine floor and a new (second) emergency exit door at the ground level.

The application also seeks consent to change the use of the warehouse and mezzanine space to a light industrial use, with the existing office area to be used as an industrial retail outlet.

The proposed hours of operation are:

Monday – Friday: 8:00am to 6:00pm

Saturday – 9:00am to 3:00pm

The intended operation is assembly of boxed e-bikes and the like.

Environmental Health supports the proposal with out additional conditions and believes the use is permitted by the zoning and hours of operation not unreasonable provided deliveries are not made before 7am due to the residential area immediately opposite but should be consistent with other Planning approved uses adjacent as determined by Planning.

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:

Nil.