

## Environmental Health Referral Response - industrial use

<b>Application Number:</b>	DA2020/1179
<b>Date:</b>	29/10/2020
<b>To:</b>	Renee Ezzy
<b>Land to be developed (Address):</b>	Lot 4 DP 76695 , 1795 Pittwater Road MONA VALE NSW 2103 Lot 1 DP 219265 , 1797 Pittwater Road MONA VALE NSW 2103 Lot 2 DP 219265 , 38 Park Street MONA VALE NSW 2103 Lot 5 DP 77493 , 1793 Pittwater Road 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 inclusion of chimneys in the plans has lead Environmental Health to believe that solid fuel heaters may be included in the design of the development. The proximity of the development to the town centre of Mona Vale is not appropriate for solid fuel heaters. A condition is to be imposed prevent the installation of solid fuel heaters.

Air conditioning units located on the roof with no mention of acoustic controls are not appropriate on the acoustic amenity of the surrounding area. A condition is to be imposed only allowing installation of air conditioner units in the basement carpark.

The geotechnical report advises that encountering Acid sulfate soils is unlikely based on the water table not being impacted and the site being mapped as class 5.

Environmental Health are satisfied subject to the recommended conditions being imposed.

### 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:

**ON-GOING CONDITIONS THAT MUST BE COMPLIED WITH AT ALL TIMES**

**Permitted location of air conditioning units**

No air conditioning unit or compressor shall be located on the roof of the building. Air conditioning units may only be installed within the basement carpark.

Reason: To protect the amenity of surrounding residents (DACHPGOG5)

**Solid fuel heaters**

Solid fuel heaters are not permitted within any part of this development.

Reason: To maintain the amenity of surrounding residents. (DACHPGOG5)