

Environmental Health Referral Response - industrial use

Application Number:	DA2019/1304
Date:	10/03/2020
To:	Thomas Burns
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. Due to insufficient information being provided in relation to wastewater disposal a condition had been imposed to connect to the sydney water pressurised sewer mains.

Noise

The noise impact assessment prepared by Acoustic Logic referenced as 20191068.1 and dated 05/09/2019 undertook and 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

APPROVAL - Subject to conditions being imposed.

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:

**CONDITIONS TO BE SATISFIED PRIOR TO THE ISSUE OF THE CONSTRUCTION
CERTIFICATE**

Confirmation of Waste Water disposal to Sydney Water Sewage System

A Section 73 Approval under the Sydney Water Act 1994 must be obtained from Sydney Water and provided to Council prior to the issue of a construction certificate.

Reason: To ensure that the development is permitted to dispose of waste water to the Sydney Water Sewage System

Noise fixtures confirmation for prior to construction certificate

Details of the fixtures being used for the glazing, external walls, roof and external doors are to be provide to the PCA prior to the issuing of any CC. Fixtures are to meet the following requirements and RW ratings ;

- Glazing, 27 Rw rating and be a minimum 5mm thick glass with full perimeter acoustically rated seals.
- External walls, 30 Rw rating and be a minimum of a single leaf of clay brick masonry with:
 - i) a row of 64mm steel studs at 600mm centres, spaced at least 20mm from the masonry wall; and
 - ii) one layer of plasterboard at least 10mm thick fixed to outside face of studs.

OR

Minimum 6mm thick fibre cement sheeting or weatherboard or plank cladding externally, minimum 900mm deep timber studs or 92mm metal stud, standard plasterboard at least 13 mm thick internally.

- Roof, 34 Rw rating and be a minimum of metal sheet roof with sarking and plasterboard ceiling, at least 10mm thick, fixed to the ceiling cavity.
- External door, 28 Rw rating and be a minimum of a solid timber door not less than 35mm thick fitted with perimeter acoustically rated seals.

Reason: To protect surrounding residence from any noise generated by the operation of the development. (DACHPCPCC6)

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

Waste Water System

Prior to the issuing of any interim / final occupation certificate, evidence is to be provided that the development has been connected to the public sewer.

Details demonstrating compliance are to be submitted to the Principal Certifying Authority.

Reason: To ensure the premises a maintained in an appropriate manner in perpetuity. (DACHPFPOC6)

Certification that fittings meet the minimum requirements and RW ratings

The PCA is to confirm prior to the issuing of any OC that fixtures have met the following requirements and RW ratings;

- Glazing, 27 Rw rating and be a minimum 5mm thick glass with full perimeter acoustically rated seals.
- External walls, 30 Rw rating and be a minimum of a single leaf of clay brick masonry with:
 - i) a row of 64mm steel studs at 600mm centres, spaced at least 20mm from the masonry wall; and

ii) one layer of plasterboard at least 10mm thick fixed to outside face of studs.

OR

Minimum 6mm thick fibre cement sheeting or weatherboard or plank cladding externally, minimum 900mm deep timber studs or 92mm metal stud, standard plasterboard at least 13 mm thick internally.

- Roof, 34 Rw rating and be a minimum of metal sheet roof with sarking and plasterboard ceiling, at least 10mm thick, fixed to the ceiling cavity.

- External door, 28 Rw rating and be a minimum of a solid timber door not less than 35mm thick fitted with perimeter acoustically rated seals.

Reason: To protect surrounding residence from any noise generated by the operation of the development.

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

Windows kept closed

All windows to the development are to be kept closed when animals are housed within to ensure that any noise generated is contained.

Reason: To ensure the amenity of surrounding residents is protected from noise and to ensure compliance with the acoustic report. (DACPLG23)