

Environmental Health Referral Response - industrial use

Application Number:	DA2020/1503
Date:	14/12/2020
To:	Maxwell Duncan
Land to be developed (Address):	Lot 1 DP 864459 , 1 / 0 Lawrence Street FRESHWATER NSW 2096

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

Application is for a change from an existing building to a child care centre.

The applicant has provided a Noise Impact Review by Waves Acoustic Consulting Pty Ltd dated 10 September 2020 (reference: Document No. 60.00849.01 LTR1R1.DOCX).

The review concluded the following:

Waves Consulting has conducted a noise impact review of the proposed Child Care Centre at 29 Lawrence Street, Freshwater, NSW. The proposal seeks to relocate twenty (20) children from the existing Kindergarten at 23 Oliver Street, Freshwater to the proposed Child Care Centre. This assessment has investigated the worst-case noise emissions associated with the operation of the facility.

This review has demonstrated that the predicated noise emissions from the site to the surrounding environment are low. The proposed development satisfies all the AAAC noise targets for Child Care Centres at all nearby noise-sensitive receivers. No operations mitigation measures are required as a results.

It is concluded that the proposed Child Care Centre is complying development with respect to noise impacts and is therefore suitable for operation.

The applicant has also provided a letter from Ausgrid dated 15 June 2020 regarding satisfactory Electric and magnetic fields (EMF) from the adjacent Harbord Zone Substation.

Due to the potential age of the building and the proposed use as a child care centre a hazardous building materials survey of the premises (asbestos, lead, SMF, PCBs) by suitably qualified and experienced persons will be required to ensure that the premises is safe with respect to hazardous materials during any proposed works and for occupants of the building.

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:

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

Hazardous Building Materials Survey

A hazardous building materials survey is to be conducted by a suitably qualified and experienced person. The survey is to include a survey of hazardous building materials including but not limited to asbestos, lead, SMF and PCBs. Following the survey a Hazardous Building Materials Register is to be prepared for the premises providing recommendations for the safe management/removal of hazardous building material.

Reason: To protect human health.

CONDITIONS TO BE COMPLIED WITH DURING DEMOLITION AND BUILDING WORK

Compliance with Recommendations within Hazardous Building Materials Register

Any recommendations within the Hazardous Building Materials Register are to be implemented during any proposed works.

Reason: To protect human health. (DACHPEDW5)

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

Compliance with Recommendations within the Hazardous Building Materials Register

Prior to the issuing of any interim / final occupation certificate, documentation is to be submitted to the satisfaction of the Principal Certifying Authority that any recommendations within the Hazardous Building Materials Register have been implemented.

Reason: To protect human health. (DACHPFPOC6)