

## Environmental Health Referral Response - industrial use

<b>Application Number:</b>	DA2024/0172
<b>Proposed Development:</b>	Use of Premises as general industry and associated alterations and additions
<b>Date:</b>	11/03/2024
<b>To:</b>	Reeve Cocks
<b>Land to be developed (Address):</b>	Lot 2 DP 600059 , 75 Old Pittwater Road BROOKVALE NSW 2100

### 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

This application is seeking consent for the construction and use of a research laboratory, relocated demountable building and new concrete slab at the subject site, including other necessary works.

The zoning of the property is within General Industrial and this proposal isn't out of context for the area. It is noted that the laboratory and demountable building are located internally to the site and will have limited to no visibility from Old Pittwater Road.

The operations associated with the proposed laboratory will require the storage of a number of dangerous goods, predominantly relatively small quantities of flammable liquids, chemical solids and corrosive substances.

An assessment prepared by Riskcon dated 8 February 2024, was undertaken of the likely odour from the laboratory due to the operations using chemicals which result in the creation of Hydrogen Sulphide and the report found:

*the fume cupboard ventilation rate and scrubber dilute and extract Hydrogen Sulphide to a point where it will not exceed acceptable exposure standards and odours would not be detectable.*

Environmental Health recommends approval.

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.