

Environmental Health Referral Response - industrial use

Application Number:	DA2020/0272
Date:	07/05/2020
To:	Lashta Haidari
Land to be developed (Address):	Lot 1 DP 166322 , 691 Pittwater Road DEE WHY NSW 2099

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 for a mixed use building comprising of commercial, retail and residential, although it appears that the predominant use will be that of a residential boarding house.

The Environmental Health Team considers the proposal acceptable subject to conditions imposed to regulate the main concerns relating to noise, waste management and potential impacts of any future use of the retail component of the development.

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 COMPLIED WITH DURING DEMOLITION AND BUILDING WORK

Compliance with the Boarding House Plan of Management

The requirements of the Boarding House Plan of Management required by this consent is to be fully implemented in perpetuity from the issue of any interim / final occupation certificate.

Reason: To ensure the premises a maintained in an appropriate manner in perpetuity. (DACHPEDW2)

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

Recommended Constructions

Details of fixtures used are to be submitted to the PCA who is to certify that fixtures have met the following minimum requirements as specified in section 4.4, 4.4.1, 4.4.2, 4.4.3, 4.4.4 and 4.4.5 -

"Recommended Constructions" of the acoustic report dated 16/03/20 by Acoustic Logic

Reason: To protect surrounding residence from any noise generated by the operation of the development. (DACHPDPC5)

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

Operational Waste Management Plan

The development must comply with the Operational Waste Management Plan dated March 2020 by Waste Audit and Consultancy Services Pty Ltd

Reason: To ensure the ongoing responsible management of waste for the development (DACHPGOG5)

Future use of Retail Premises

A separate Development Application for any future use of the retail portion of the development must be submitted, if that future use involves the sale of food.

Reason: To ensure compliance with legislation (DACHPGOG5)