

## Environmental Health Referral Response - industrial use

<b>Application Number:</b>	DA2020/1771
<b>Date:</b>	08/03/2021
<b>To:</b>	Jordan Davies
<b>Land to be developed (Address):</b>	Lot 6 DP 771621 , 1 / 0 Middleton Road CROMER 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

Environmental Health has reviewed the acoustic report prepared by Acoustic Dynamics dated 16 December 2020 and the air quality report prepared by Todoroski Air Sciences dated 16 December 2020. However, the predicted noise levels without using a very close precedent /comparison, where proposed measures have worked provides a lack of confidence that the noise assessment will be as stated. The applicant needs to provide specific examples/comparisons of noise associated with the operation of a bus depots. Identifying where proposed measures (provided in their reports for all potential env issues) have worked in the past.

The acoustic report identifies operating hours of the proposed depot to be 5:00am - 11:00pm. Council considers these times to be unreasonable given the close proximity (within 100m) to residential receivers and the potential for noise/lights to cause a disturbance. 10:00pm - 7:00am is considered the night time period as defined under the Noise Policy for Industry 2017.

The following also has potential to cause a disturbance to neighboring residents:

1. Noise disturbance from reversing beeping, idle vehicles, roller doors, fuel bay area and air conditioning unit.
2. Lights from vehicles and any lighting associated with the building and carpark area.

The Air Quality Assessment Report dated 16 December 2020 prepared by Todoroski Air Services has assessed the potential for air quality impacts associated with the operation of the proposed bus depot and determined that the potential emissions from the site would not lead to unacceptable impacts in the area. However, the predicted odour levels without using a very close precedent /comparison, where proposed measures have worked provides a lack of confidence that the odour assessment will be as stated. The applicant needs to provide specific examples/comparisons of odour associated with the operation of a bus depots. Identifying where proposed measures (provided in their reports for all potential env issues) have worked in the past. The above also related to the

For example the workshop hours should be compatible with similar existing uses (eg motor/smash repair shop, service centres, depots etc) around the local government area.

The applicant will need to consider:

- Does Mechanical ventilation (other related significant exhaust) comply with AS1668?
  
- Does the location and storage of dangerous goods, chemicals, fuel etc needs to comply with previous consent conditions, that required structures to be above flood impact zones?
  
- Is any part of the fuel bowser, tank storage or piping system etc intended to be located underground? The Protection of the Environment Operations (Underground Petroleum Storage Systems) Regulation 2019 (the Regulation) may apply. The design, installation, operation and maintenance of any underground petroleum storage systems, or underground fuel tanks must comply with the current Regulation. Appropriate consent conditions are to be included.
  
- Does the light spillage comply with the AS4282?
  
- Sanitary facilities need to be provided for all employees including male/female/unisex, disabled and ambulant. This would include the need for washrooms/showers/changerooms due to the proposed use. Chemical showers and other structural aids are required to meet WHS guidelines for this type of use.
  
- Any bus/truck/vehicle washbay needs environmental impact consideration and design due to immediate vicinity of creek.
  
- Waste materials (tyres, chemicals, oils, paints, large vehicle parts, metals etc) need to be wholly contained within designated waste and recycling receptacles and an appropriately screened enclosure. The enclosure structure is to comply with Protection of the Environment Operations Act 1997 Act design requirement to prevent the likelihood of a pollution incident.

## **Recommendation**

REFUSAL

The proposal is therefore unsupported.

Note: Should you have any concerns with the referral comments above, please discuss these with the Responsible Officer.

**Recommended Environmental Investigations Conditions:**

Nil.