

Environmental Health Referral Response - commercial use

Application Number:	DA2020/0552
Date:	12/06/2020
To:	Lashta Haidari
Land to be developed (Address):	Lot 2615 DP 752038 , 181 Allambie Road ALLAMBIE HEIGHTS NSW 2100

Reasons for referral

This application seeks consent for one or more of the following:

- Food premises, or
- Backpackers/Boarding house, or
- Mortuary, or
- Skin penetration, acupuncture, tattoo, beauty salon, or
- Public pool

And as such, Council's Environmental Health and Protection officers are required to consider the likely impacts.

Officer comments

General Comments

This proposed independent living development has proposed a communal area with a kitchen, gym/pool area and hairdresser. These however would not be considered 'public' therefore not requiring registration with Council.

In relation to noise - The statement of Environmental Effects state - The proposed location of plant and equipment is nominated on the floor plans. Plant and equipment will primarily be located within the basement level, and within the maintenance shed adjacent to the entrance to the site.

Therefore a condition will apply for noise.

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 Health and Protection Conditions:

DEVELOPMENT CONSENT OPERATIONAL CONDITIONS

Operational conditions - Noise from Mechanical Equipment

Noise from combined operation of all mechanical plant and equipment must not generate noise levels that exceed the ambient background noise by more than 5dB(A) when measured in accordance with the NSW Industrial Noise Policy at the receiving boundary of residential and other noise sensitive land uses.

Reason: Protect the amenity of the area and public health.

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

Prior to Construction Certificate - Plant and Equipment

Mechanical plant and equipment must be located within the basement level of the development and/or within the maintenance shed adjacent to the entrance to the site. Any mechanical plant and equipment that cannot be located in the basement or maintenance shed is to be suitably located so as not to create offensive noise to receiving boundaries of residential or other sensitive land uses.

Reason: Protect the amenity of the area and public health.