

Environmental Health Referral Response - industrial use

Application Number:	DA2021/2591
Date:	25/01/2022
To:	Thomas Burns
Land to be developed (Address):	Lot A DP 402050 , 330 Sydney Road BALGOWLAH NSW 2093

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

Use of an existing vacant commercial space to provide for a dog and cat grooming parlour.

1. Demolish existing shopfront and some of the internal fittings.
2. Provide new shopfront which includes a level access and ramp.
3. New signage.
4. Provision of new partitioning, service areas, open shelving and banquet seats to facilitate the new use.
5. Hours of operation will be 8.00am to 7.00pm daily.
6. The use will require no major structural internal alterations.

Waste Team will/must be commenting on waste product removal which will likely involve faeces.
Sydney water may have grease/hair trap requirements but this is not for Council to comment.
The animals will be kept on site only for service and not over night and there is no external yard areas etc.
The main road position means higher background noise and with doors closed nuisance to neighbours is unlikely.
Odour issues are unlikely based on similar operations.

Environmental Health supports the proposal.

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:

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

Operating conditions

1. Animals being managed to avoid barking or other offensive noise.
2. Animals not being kept over night on premises or left unattended at any time.
3. Windows and doors being kept closed when necessary to minimise noise.

Reason: To minimise the risk of a noise nuisance to neighbouring premises.