

Environmental Health Referral Response - industrial use

Application Number:	DA2020/0673
Date:	08/07/2020
To:	Anne-Marie Young
Land to be developed (Address):	Lot 2 DP 656393 , 100 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

Operating hours are intended to be:

- Monday – Friday: 6:30AM – 5:30PM.
- Saturday: 8:00AM – 12:00PM.
- Sunday: Closed

The application seeks approval for ventilation stacks associated with the recently approved vehicle body repair workshop within the existing Unit 1 warehouse at 100 Old Pittwater Road, Brookvale. This development forms part of the broader scope of works approved under CDC 6180/0 for a change of use for a vehicle body repair workshop and an internal fit-out of the existing tenancy to meet the operational needs of Repair Hub. The proposed ventilation stacks will be consistent with the operations of the approved vehicle body repair workshop.

The application seeks approval for minor external alterations to the existing vehicle body repair workshop for 13 ventilation stacks. The proposed ventilation stacks are intended to expel air and vapour that is released from the spraying processes undertaken as part of the Repair Hub operations. The ducts will be fitted with exhaust filters which will stop the particles but not vapour or aromatic compounds that may be in the chemicals released by the spraying process.

The ventilation stacks will be located wholly within the property boundary and will be setback no less than 3.5m from the northern site boundary .

Environmental Health are considering issues of noise , odour and vapours

The application is for the installation of exhaust stacks for Spray painting another activities within a motor vehicle repair workshop.

Similar operations occur In the Northern Beaches LGA without nuisance although it is noted that this is a larger operation than most.

Impact on residential properties is not expected due to the location of the facility however future development of adjacent business activities may be potentially be impacted depending on that use.

Although filters will be installed in the exhaust systems to remove solid the particles volatile odour could become an issue to adjacent businesses in future due to the intensity of use of the facility.

No odour control measures are proposed, relying on exhaust dilution factors.

Should Council receive future complaints we must be satisfied that the use of Spray painting chemicals (VOC's) (and similar activities) is not causing a legitimate nuisance to adjoining businesses and that odour control equipment can be installed to eliminate any nuisance. Action under environmental legislation may have to be considered at that time for odour and 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 Investigations Conditions:

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

Mechanical Ventilation certification

Prior to the issuing of any interim / final occupation certificate, certification is to be provided from the installer of the mechanical ventilation system that the design, construction and installation of the mechanical ventilation system is compliant with the requirements of AS1668 The use of mechanical ventilation.

Details demonstrating compliance are to be submitted to the Principal Certifying Authority.

Reason: To ensure that the mechanical ventilation system complies with the design requirements.

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

Spray Painting

Spray painting is to be carried out inside a well maintained and operated spray booth that complies with:

- AS/NZS 4114:2020 Spray painting booths, designated spray painting areas and paint mixing rooms.

The NSW EPA advise : The volatile component of the spray (VOCs) are often the source of odour complaints and are also significant contributors to the greenhouse effect.

Pollution control technology specifically designed to remove VOCs from spray booth extraction systems installation will benefit the environment and is recommended.

Should Council receive complaints about odour ; then an Order/Notice may be served requiring installation of equipment to deal with any odour detectable outside the premises.

Reason: To prevent air pollution and eliminate nuisance to neighbouring businesses and residents