

## Environmental Health Referral Response - industrial use

<b>Application Number:</b>	DA2023/0375
<b>Proposed Development:</b>	Construction of an industrial training facility
<b>Date:</b>	26/06/2023
<b>To:</b>	Stephanie Gelder
<b>Land to be developed (Address):</b>	Lot 1 DP 416586 , 2 Bloodwood Road INGLESIDE NSW 2101

### 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

The proposal incorporates a two-storey building and carparking for 16 vehicles along with improvements to Bloodwood Road along the site frontage.

the proposed building appears to be used for training of noise generating equipment such as tree cutting, using a woodchipper, using an EWP, tree climbing, and using other equipment such as an excavator , stump grinder, forklift and front end loader In addition to using the training centre for Active Tree Services, the operator currently allows NSW Fire Brigades access to 3 Bloodwood for chainsaw training,

no acoustic assessment has been undertaken

Conditions will be recommended

### Recommendation

SUPPORTED - 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:

## DEVELOPMENT CONSENT OPERATIONAL CONDITIONS

### Acoustic Review

Within 30 days from the operations commencing under the terms of this consent, an acoustic review shall be carried out on site (during a busy period of training) and any necessary action to obtain acoustic compliance, shall be completed within a further 30 days of the assessment. The report

associated with the compliance testing is to be furnished to Council for its records.

Reason: To ensure acoustic compliance in an operational situation.

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

### **Acoustic Design Recommendations**

Prior to the issuing of any Construction Certificate, An acoustic impact assessment is to be prepared by a suitable qualified consultant, documentation is to be submitted to the satisfaction of the Principal Certifier that design recommendations within the acoustic report have been implemented / incorporated into the design of the premises.

Reason: To prevent noise nuisance by using mitigation measures in design.

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

### **Amenity**

The implementation of this development shall not adversely affect the amenity of the neighbourhood or interfere unreasonably with the comfort or repose of a person who is outside the premises by reason of the emission or discharge of noise, fumes, vapour, odour, steam, soot, ash, dust, waste water, waste products, grit, oil or other harmful products.

Reason: To ensure the surrounding area and people within the neighbourhood are not affected adversely and to ensure compliance with the Protection of the Environment Operations Act 1997.