

Environmental Health Referral Response - industrial use

Application Number:	DA2023/1224
Proposed Development:	Alterations and additions to the existing garden centre
Date:	10/10/2023
To:	Claire Ryan
Land to be developed (Address):	Lot 4 DP 737411 , 62 Myoora Road TERREY HILLS NSW 2084

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

This application is seeking consent for alterations and additions to the existing Flower Power Garden Centre to provide additional retail floor area and car parking.

An acoustic report has provided recommendations to mitigate noise on surrounding properties.

Environmental Health recommends 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:

DEVELOPMENT CONSENT OPERATIONAL CONDITIONS

Acoustic Measures

The wheeled loader operation shall be limited to the day period only (7am to 6pm).

Reason: To ensure acoustic compliance in an operational situation.

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

Mechanical Plant

A suitably qualified acoustic consultant is to undertake an acoustic assessment of chosen mechanical plant for the development to determine any requirements for acoustic treatments.

Details demonstrating compliance are to be submitted to the Certifier prior to the issue of the

Construction Certificate.

Reason: To ensure noise amenity of the area.

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

Acoustic Barrier

Acoustic barriers and the solid wall shall be constructed to the height and extent shown in Figure 3 of the Acoustic Report dated 23 August 2023 prepared by Acoustic Works. The acoustic barriers should be constructed using either masonry, 9mm fibre cement sheet, Hebel, or other materials with a minimum surface density of 9kg/m² and shall be free of gaps and holes.

Details demonstrating compliance are to be submitted to the Principal Certifier prior to the issue of an Occupation Certificate.

Reason: To ensure noise impacts are minimised on nearby properties.

Mechanical Plant

The recommendations as per the mechanical plant acoustic assessment, completed prior to Construction Certificate, are to be implemented into the development prior to Occupation Certificate

Details demonstrating compliance are to be submitted to the Principal Certifier.

Reason: To ensure mechanical plant is managed to protect the noise amenity of the area.

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

Deliveries, waste and recycling collection hours

Deliveries, waste and recycling collection from the site is to be carried out between 7am and 6pm only to minimise noise Monday to Friday.

Reason: To minimise noise to residential receivers.