

Environmental Health Referral Response - industrial use

Application Number:	DA2019/0505
To:	Rebecca Englund
Land to be developed (Address):	Lot 2 DP 9900 , 876 Pittwater Road DEE WHY NSW 2099 Lot 3 DP 9900 , 876 Pittwater Road DEE WHY NSW 2099 Lot 4 DP 9900 , 876 Pittwater Road DEE WHY NSW 2099 Lot 1 DP 9900 , 874 Pittwater Road DEE WHY NSW 2099

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

Thank you for referring Environmental Health into this application assessment. We have reviewed the relevant information to find a number of things that required addressing.

The proposal is for an eight storey building with four below ground levels of parking. Ground level is retail, all levels above that are residential. It is noted that the master plans state separate DAs will be submitted for the use of each retail space. Currently there are no amenities included on the lower floors and no plans for vertical / roof top discharge of retail exhausts or residential air-conditioning. This raises some concern due to odour and noise issues caused by horizontal (street-side) discharge of emissions. We must make it clear that the provision for amenities and adequate fixtures such as mechanical exhaust ventilation, grease arrestors and plant must be included in those future applications.

Given the information provided, we can recommend conditions covering noise and dust emissions during the demolition, excavation and construction phases, and ongoing conditions for noise and odour emissions generally.

We have no overall objections to the development and recommend approval subject to conditions.

Recommendation

APPROVAL - subject to conditions

Recommended Environmental Investigations Conditions:

DEVELOPMENT CONSENT OPERATIONAL CONDITIONS

Amenity

Activities must not detrimentally impact existing and future amenity of the adjoining occupations and the neighbourhood in general by the emission of noise, smoke, dust, fumes, light or waste.

N.B. activities may include, but are not limited to the operation of plant, equipment, vehicles and commercial operations.

Reason: To protect existing and future amenity of the surrounding occupations and residents from the emissions caused by operations. (DACHPBOC6)

CONDITIONS TO BE COMPLIED WITH DURING DEMOLITION AND BUILDING WORK

Dust management

Measures shall be undertaken to minimise any dust created as a result of excavation, vehicle movements and construction so as not to impact on neighbouring premises or create air pollution at any time.

Reason: to prevent air pollution from dust and comply with legislation. (DACHPEDW5)

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

Mechanical Ventilation System - Amenity

The implementation of Mechanical Ventilation System 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.

In the event of Council receiving complaints resulting from the mechanical exhaust system, the owner / occupier may be required, at their own cost, to provide a report from an Air Quality Consultant specifying the proposed methods for the control of odour and other air impurities discharging from the premises.

Any discharge to the atmosphere from the subject development shall not result in any odour or other air impurity being detected outside the boundaries of the property.

Reason: minimise the operational impact on the surrounding neighbourhood. (DACHPGOG5)