

Environmental Health Referral Response - industrial use

Application Number:	DA2020/0097
Date:	03/03/2020
To:	Kevin Short
Land to be developed (Address):	Lot 32 DP 6033 , 11 Mitchell 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

The location and design and proposed use of the development does not not raise any concerns for Environmental Health that cannot be addressed by reasonable conditions. Also see Food Comments on separate referral.

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:

DEVELOPMENT CONSENT OPERATIONAL CONDITIONS

Odour

The manufacturing and cooking odour must be controlled so that a nuisance as defined in the Protection of the Environment Operations Act 1997 to any affected receiver.

Coffee roasting is not permitted.

Reason: To prevent any cooking odour nuisance to neighbouring premises

Amplified noise

The use of any amplified sound equipment and/or public address systems is only permitted when the related structures/equipment are located entirely within the premises and used in such a manner that offensive noise is not caused.

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

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.
(DACHPFPOC4)

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

NOISE GENERAL

The use of the premise must be controlled so that any emitted noise is at a level so as not to create an "offensive noise" as defined in the Protection of the Environment Operations Act 1997 to any affected receiver.

Reason: To comply with Noise Legislation.