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26/08/2019

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RE: DA2019/0837 - 35 / 1 Thew Parade CROMER NSW 2099

Dear Assessment Officer

I am a trustee for Collaroytaylors Superannuation Fund the owners of 34/1 Thew Pde Cromer.

I have a few concerns about the proposed use of 35/1 Thew Pde Cromer.

First, the wall between 34 and 35 (the common wall) is a thin brick wall with holes between the two units where pipes once existed and there are gaps between the ceiling and the walls where once insulation once existed.

I am worried about the Niose Smells and Fire dangers of the proposal.

1. Along the common wall is planned a Minde Dicer/chopper, cooker, wok , and Dehydration stove. On the plans there appears no insultaion to the noise, smells or heat along the common wall. All this machinery could be situated in the same rooms but be along internal walls and not on the common walls. My unit is an artifial grass warehouse. The noise, smell and heat could cost me a valuable tenant.

2. I am concerned about fire cause from the stove or wok cooking room spreading through the entire factory complex.

What safe guards have been put in place as the common wall is to thin to stand any accidents with hot oils.

3. There appears to be a condenser, grease pit and building material all on the common property of the complex and not contained in unit 35.

4. There does not appear extraction fans from the cooking room. One document refers to open windows.as a control to smells.

The documents mention 4-5 staff. I was at a meeting where up to 12 staff were possible. parking is limited and the unit is entitled to 5. Are office staff included.

5. Hours of operations have not been mentioned.

6. The drying room shows no heat removal or forms of ventilation whereheat and smells are removed.

I know that the unit is industrial and that the use of the unit is suited for the meat packing but with thin walls I need the noise and smells limited so my tenant can remain.

Ken Taylor