

Environmental Health Referral Response - industrial use

Application Number:	DA2020/1042
Date:	07/10/2020
To:	Rebecca Englund
Land to be developed (Address):	Lot 63 DP 6248 , 349 Barrenjoey Road NEWPORT NSW 2106

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

Environmental Health have been requested to provide comment on the proposed development relating to noise, contamination, acid sulfate soils and food premise fit-out.

As part of this referral noise and contamination has been considered.

The proposed development is for mixed use shop top housing which has potential to generate noise from the commercial tenancies and affect residents above. As little detail has been provided for use or fit-out of the tenancies below a condition is to be imposed requiring development applications for fit-out of food or beauty premises and any mechanical equipment. A condition is also to be imposed for delivery times and commercial waste collection times for all commercial tenancies.

No information has been provided relating to contamination other than a mention in the statement of environmental effects that says based on the historic use there is limited potential for contamination. Based on the limited information Environmental Health are unsure of the level of contamination (if any). Conditions are to be imposed on contamination

Environmental Health are satisfied subject to the recommended conditions being imposed.

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:

CONDITIONS TO BE COMPLIED WITH DURING DEMOLITION AND BUILDING WORK

Requirement to Notify about New Contamination Evidence

Any new information revealed during demolition & excavation works that has the potential to alter previous conclusions about site contamination or hazardous materials shall be immediately notified to the Council and the Principal Certifying Authority.

Reason: To protect human health and the environment. (DACHPEDW5)

Contamination investigation

A preliminary phase 1 contamination report is to be submitted to the Certifying authority & Council after the demolition of the building and prior to any excavation works being completed.

All contamination report's are to be in accordance with is to be completed in accordance with "Guidelines for Consultants Reporting on Contaminated Sites" (NSW), "Contaminated Sites Sampling design Guidelines", EPA (NSW) & State Environmental Planning Policy No. 55 - Remediation of Land, and with any contaminated land planning guidelines under the Contaminated Land Management Act 1997

The phase 1 contamination report is to outline the likelihood of contamination on-site based on the history of the site and provide a recommendation for if a detailed phase 2 contamination report is required.

If a phase 2 contamination report is required it is to determine the level and type of contamination on-site and provide a recommendation for if a remedial action plan is required.

If a remedial action plan is required it is to be implemented prior to any excavation works.

Reason: Protection of the environment, SEPP 55 compliance. (DACHPEDW6)

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

Contamination validation

The requirements of any contamination management plan required by this consent are to be fully implemented from commencement of any excavation. If a contamination validation report is required it is to be submitted and to the satisfaction of Council and the Certifying authority prior to the issue of any interim / final occupation certificate.

Reason: Protection of the environment, SEPP 55 compliance.(DACHPFPOC6)

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

New installation of ducting or structures on the roof require development application

All towers, ventilation/ducting, exhaust fan structures, chillers and condensers for air-conditioning and any other structures on the roof that have the ability to generate noise are to be the subject of a separate Development Application.

Reason: To maintain the amenity of the surrounds. (DACHPGOG5)

Waste collection and delivery times

Waste collection and deliveries for all commercial tenancies within the premise must not occur between the hours of 10:00pm and 7:00am Monday to Sunday, without prior approval of Council.

Reason: to minimise disruption to neighboring properties.(DACHPGOG5)