



## Environmental Health Referral Response - industrial use

<b>Application Number:</b>	DA2018/0149
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<b>To:</b>	Daniel Milliken
<b>Land to be developed (Address):</b>	Lot 2211 DP 752038 , 60 Binalong Avenue ALLAMBIE HEIGHTS NSW 2100 Lot 2223 DP 752038 , 60 Binalong Avenue ALLAMBIE HEIGHTS 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

Is the proposal for an industrial use?	NO - Boarding house
Was sufficient documentation provided appropriate for referral?	YES
Are the reports undertaken by a suitably qualified consultant?	YES
Have you reviewed the Statement of Environmental Effects, and consider ongoing use, such as: - Processes with emphasis on potential pollution (air, noise, water and land) - Hazardous Materials, liquids stored on site - Waste storage, disposal. - Mechanical ventilation	YES
Have you Consider impact of noise, hours of operation, location to nearest residential, location of equipment, times of deliveries, noise management plans, acoustic reports etc.	YES
If the proposal is a scheduled premises have you recommended that the DAO refer the proposal to OEH?	N/A

### General Comments

The development proposes 35 boarding rooms generating a parking requirement of 7 spaces (at 0.2 car spaces per room) and 1 space for the operational manager. I could not see the proposed number of residents documented nor the measurements of the rooms so an assessment of 70 plus a manager has been made. A condition will be added requiring 5.5 square metres per person for each bedroom. Like wise no comment has been made if accommodation for "additional needs" residents is proposed so it is assumed to be a "general" boarding house.

The proposal provides for 9 off-street car parking spaces, 1 space in excess on the minimum standard and also 7 motorbike spaces 7 bicycle parking.

Unfortunately- based on some other developments which have become effectively one bed room home units, rented by external agents and at market rates, the car parking required by the Government standard may be inadequate meaning that residents will park on surrounding streets. There does not appear to be parking on the corner immediately outside the development, but the 2

side streets .While it is not the role or ability of Environmental Health to comment or place conditions on this issue of parking in the public street , it is relevant to comment on the associated noise of closing doors and starting cars potentially 24/7 the impact of the potential intensity of use, of what existing residents would have reasonably expected in a quiet residential area.

Head light glare to dwellings opposite from vehicles leaving the basement car parking has not been assessed or detail provided and not commented on here .

No air-conditioning is proposed so noise from mechanical plant is not an issue.  
A plan of management has been prepared to assist with potential noise issues..

On this basis no objections as the application is compliant.

Conditions will be added in regard to other matters that can be managed.

<b>Recommendation</b>	APPROVAL - subject to conditions
Comments completed by: Anthony Foy EHO  Date:21.2.2018	

**Recommended Environmental Investigations Conditions:**

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

**Boarding House Plan of Management**

Prior to the issue of any Construction Certificate a Plan of Management is to be prepared for the premises to the satisfaction of the Certifying Authority. The plan shall include detail to manage the requirements detailed as follows:

1) The maximum number of boarders and lodgers

a) The building is to contain a maximum of 70 persons plus manager (not including children under the age of 5 years), being no more than 2 persons per designated bedroom.

b) The occupier of premises must not allow any room or cubicle in the premises to be used for the purposes of sleeping accommodation unless the room or cubicle has a floor area of 5.5 square metres or more for each person sleeping in it (in the case of long-term sleeping accommodation) or 2 square metres or more for each person sleeping in it (in any other case)

Note The Public Health Regulation 2012 provides that long-term sleeping accommodation means accommodation that is provided to the same person for a period of more than 28 consecutive days

2) The requirements detailed within Schedule 2 Part 1, Clauses 2 – 7 under the Local Government (General) Regulation 2005

Details demonstrating compliance are to be submitted to the Certifying Authority prior to the issue of the

Construction Certificate.

Reason: To ensure the premises are maintained in an appropriate manner (DACHPCPC5)

## CONDITIONS THAT MUST BE ADDRESSED PRIOR TO ANY COMMENCEMENT

### Asbestos

Before the commencement of any demolition work;

Where asbestos is found or likely to be disturbed the owner or occupier of the premises must consult an appropriately qualified professional registered with the Australian Institute of Occupational Hygienists to undertake an assessment of the site to determine the potential for contamination.

The owner or occupier must then develop a management plan which will require the issue of a Clearance Certificate.

Anyone who removes, repairs or disturbs bonded or a friable asbestos material must hold a current removal licence from Work Cover NSW.

Before starting work, a work site-specific permit approving each asbestos project must then be obtained from Work Cover NSW. A permit will not be granted without a current Work Cover licence.

All removal, repair or disturbance of or to asbestos material must comply with the following:

- The Work Health and Safety Act 2011
- The Work Health and Safety Regulation 2011, and.
- How to Safely Remove Asbestos Code of Practice –published by WorkCover NSW.

Reason: To ensure the health of site workers and the public.

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

### Operation of Boarding House

The operation of the boarding house premises/ shared accommodation must comply with the following:

- Local Government Act 1993
- Local Government (General) Regulation 2005
- Public Health Regulation 2012
- Boarding Houses Act 2012  
and be registered with NSW Fair Trading

Reason: To ensure compliance with legislation and to protect public health and safety