

## Environmental Health Referral Response - industrial use

<b>Application Number:</b>	DA2023/0714
<b>Proposed Development:</b>	Demolition works and alterations and additions to the Covenant Christian School
<b>Date:</b>	28/06/2023
<b>To:</b>	Alex Keller
<b>Land to be developed (Address):</b>	Lot 101 DP 1159742 , 212 Forest Way BELROSE NSW 2085 Lot 1 DP 725754 , 212 Forest Way BELROSE NSW 2085 Lot 2 DP 725754 , 212 Forest Way BELROSE NSW 2085

### 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 proposal comprises alterations and additions to Buildings D which are required to support the refurbishment of the existing library and staff facilities. The refurbishment will be facilitated by the partial demolition of Block D, the demolition of an adjacent, single storey staff facility and the adjacent landscaped area.

The building works will involve minor cut and fill works to the area north of the current building footprint. The refurbishment works will be supported by ancillary access and services upgrades and will include replacement landscaping.

On ground level, the alterations and additions to Block D will include the footprint for the demolished staff room and will incorporate the former accessway between these buildings. The split-level design will use the level change provided by the natural ground level of the site to create a mezzanine level between ground and first floor.

At first floor, the refurbishment will include a north facing staff verandah and the building will be finished with separate mono-pitched skillion and lean to roofs that would complement the rhythm and scale of the existing campus buildings.

Internally, access to the mezzanine and first floor will be supported by a central lift core and stairs.

External access would be supported by upgrades to the existing walkways and stairs from the proposed staff verandah.

Environmental Health supports the proposal without 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:

Nil.