

Environmental Health Referral Response - industrial use

Application Number:	DA2024/0427
Proposed Development:	Demolition, excavation and construction of an industrial building for self-storage units
Date:	07/05/2024
To:	Adam Croft
Land to be developed (Address):	Lot 13 DP 7258 , 12 William Street 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

This application is seeking consent for the construction of a new multi storey building to be used for the purpose of self-storage units at the site.

Two basement levels are proposed as well as demolition of the existing dwelling and ancillary structures.

Application is seeking consent for 24 hour operation with entry via a security roller door. Noise sources associated with the use of the facility include motor vehicle movements, client voice noise and the operation of the roller door.

An acoustic report has been provided with the application and provided a number of recommendations to minimise noise impacts. The report has determined that the level of noise emission from the use and operation of the facility is predicted to be below the EPA's noise goals at all receptor locations during the day, evening and nighttime periods.

Environmental Health recommends 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

Compliance with Acoustic Report

Compliance with Section 8 of the Acoustic Report prepared by Harwood Acoustics dated 18 March 2024 in relation to engineering and practical noise controls and Noise Management Controls in particular, plant selection, periods of noise respite, work practices, staff training, vehicle movements, community relations and managing noise complaints.

Reason: To ensure noise is adequately managed during the Demolition, Excavation and Construction Phase