

Environmental Health Referral Response - industrial use

Application Number:	Mod2023/0567
Proposed Development:	Modification of Development Consent DA2022/0145 granted for Demolition works and construction of a mixed-use development comprising a residential flat building and shop top housing, basement parking, lot consolidation and torrens title subdivision.
Date:	10/01/2024
To:	Gareth David
Land to be developed (Address):	Lot CP SP 32072 , 812 Pittwater Road DEE WHY NSW 2099 Lot CP SP 32071 , 4 Delmar Parade DEE WHY NSW 2099

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 modifications to DA2022/0145. The Statement of Environmental Effects has outlined the amendments seeking consent which include:

- Reduces Gross Floor Area by 631.5 square metres
- Reduces the total number of apartments from 219 to 218
- Reduces car parking spaces from 334 to 332 spaces
- Increases common open space from 2,219 square metres to 2,246.5 square metres
- Increases deep soil from 1,019 square metres to 1,034.6 square metres

The proposal includes mechanical plant zones added to the level 5 and 6 and the roof.

Increased common open space on the rooftop of the Pittwater Road building. The acoustic report submitted with DA2022/0145 did not consider potential noise from the common space. The Acoustic report stated '*Mechanical plant such as air-conditioning associated with the development should be assessed in greater detail at the time of detailed design and selection*' however Council requires adequate design control measures to address and mitigate potential noise impacts. Therefore, the applicant is to have an acoustic consultant undertake an acoustic report to review the modifications and the potential noise impacts they may have on surrounding residential receivers. The following is to be provided within the acoustic report:

- Design control measure to mitigate noise from mechanical plant, common areas and
- Recommended construction noise control building materials to ensure internal noise of bedrooms meets the SEPP.

Will common open spaces be opposite existing bedrooms & living areas of apartments in 2 Delmar Parade. What is the proposal for the rooftop common area? Are there time limits for use, will there be lighting? What controls are proposed so there will be minimal impact on surrounding residential receivers.

Environmental Health recommends refusal at this time.

The proposal is therefore unsupported.

Note: Should you have any concerns with the referral comments above, please discuss these with the Responsible Officer.

Recommended Environmental Investigations Conditions:

Nil.