

## Environmental Health Referral Response - industrial use

Application Number:	
Proposed Development:	
Date:	
To:	
Land to be developed (Address):	

### 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 application proposes the demolition of the existing townhouses and the construction of a 4 storey residential flat development incorporating 2 building pavilions containing a total of 11 apartments over 4 levels with basement car parking for 24 vehicles including 2 visitor spaces accessed via a driveway from Golf Avenue.

Environmental Health supports the proposal, however due to the number of, and proximity to, residential receivers, recommends the conditioning of a Construction Noise and Vibration Management Plan to manage noise from the demolition of buildings, significant excavation proposed, as well as the construction of the new buildings

### 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 THAT MUST BE ADDRESSED PRIOR TO ANY COMMENCEMENT**

#### **Construction Noise and Vibration Management Plan**

Prior to commencement of any works (including demolition/excavation), a Construction Noise and Vibration Management Plan is to be created and provided to the principal certifier.

The plan is to include, but not be limited to, specific measures to be undertaken to minimise impacts to the neighbouring properties during demolition, excavation, and construction phases of the development.

The plans is to also include a register of complaints and detail as to how affected receivers may contact the site operators, and how such complains will be managed.

Reason: To manage noise and vibration impacts through the course of the development