

Environmental Health Referral Response - industrial use

Application Number:	DA2019/1419
To:	Lashta Haidari
Land to be developed (Address):	Lot 7 DP 1020015 , 49 Frenchs Forest Road East FRENCHS FOREST NSW 2086

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

Assessment of a re-submission of a development application to construct a medical facility. Previously Environmental Health had recommended approval without conditions in an 'industrial' referral dated 20 September 2019. Since then, the DA was withdrawn and again submitted.

We have reviewed details of the construction works, including the acoustic impact of noise and vibration on surrounding developments, noting that the construction management plan mentions:

5. NOISE AND VIBRATION MANAGEMENT

-All major excavation, rock breaking or jack hammering will be monitored for excessive noise.

-During high noise periods neighbouring property managers will be consulted. Neighbours will be issued with contact details for any noise issues.

-Construction related vibration transmitted into the surrounding land will be monitored as per the statutory guidelines.

Environmental Health can again recommend approval of the development, complying with the items listed above.

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 TO BE COMPLIED WITH DURING DEMOLITION AND BUILDING WORK

Noise and vibration management during excavation and construction works

With regard to rock breaking or jack hammering:

- neighbouring property managers must be informed at least one week prior to those works;

- neighbouring businesses shall be issued with contact details for any noise issues and informed of the days and times at least one week prior to those works; and
- construction related vibration transmitted into the surrounding land must be monitored as per the statutory guidelines.

Reason: manage impacts of excavation and construction (DACHPEDW5)