

## Environmental Health Referral Response - industrial use

<b>Application Number:</b>	DA2021/2024
<b>Date:</b>	11/11/2021
<b>To:</b>	Catriona Shirley
<b>Land to be developed (Address):</b>	<p>Lot 6 DP 31806 , 38 Frenchs Forest Road SEAFORTH NSW 2092</p> <p>Lot 5 DP 31806 , 38 Frenchs Forest Road SEAFORTH NSW 2092</p> <p>Lot 4 DP 31806 , 38 Frenchs Forest Road SEAFORTH NSW 2092</p>

### 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

Application is for the proposed alteration of an existing shop top housing residential unit.

The SEE advises the following:

*Generally, the following works are proposed:*

- *Demolition of relevant structures on site;*
- *Alteration of the existing residential apartment converting it from a three bedroom unit to a four bedroom unit; and*
- *Associated civil engineering works.*

There can be a number of noise sources for residents within shop-top housing given the adjacent commercial/retail tenancies. In particular, this development contains an approved Gym and a café that may be potential sources for noise. However, this is already a constructed three bedroom shop top housing unit. The applicant seeks to make alterations and hopefully the alterations will provide an opportunity to improve acoustic amenity for the residents.

The applicant has also provided an Acoustic report by Koikas Acoustics Pty Ltd dated 20 May 2021 (reference: 4550R20210420pdf38FrenchsForestRdSeaforth\_DA) that provides a number of measures to improve acoustic amenity for the residents.

### Recommendation

Supported - 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 SATISFIED PRIOR TO THE ISSUE OF THE CONSTRUCTION CERTIFICATE

#### Acoustic Report Recommendations

Prior to the issuing of any Construction Certificate, documentation is to be submitted to the satisfaction of the Principal Certifying Authority that recommendations within the Acoustic Report by Koikas Acoustics Pty Ltd dated 20 May 2021 (reference: 4550R20210420pdf38FrenchsForestRdSeaforth\_DA) have been implemented/incorporated into the design of the premises.

Reason: To maintain acoustic amenity of occupants.

### CONDITIONS WHICH MUST BE COMPLIED WITH PRIOR TO THE ISSUE OF THE OCCUPATION CERTIFICATE

#### Acoustic Report Certification

Prior to any occupation certificate being issued, a further acoustic assessment is to be undertaken by a qualified and experienced person(s) to confirm compliance with the recommendations within the Acoustic Report by Koikas Acoustics Pty Ltd dated 20 May 2021 (reference: 4550R20210420pdf38FrenchsForestRdSeaforth\_DA).

Any recommendations made by the consultant must be implemented prior to issuing the Occupation Certificate in order to achieve compliance with noted conditions of this consent. The acoustic certification is to be submitted to the satisfaction of the Principal Certifying Authority.

Reason: To maintain acoustic amenity of occupants.