

Environmental Health Referral Response - industrial use

Application Number:	Mod2022/0655
Proposed Development:	Modification of Development Consent DA2021/1021 granted for Alterations and additions to an existing shop top housing development, conversion of garage to a cafe and strata subdivision
Date:	06/01/2023
To:	Maxwell Duncan
Land to be developed (Address):	Lot 1 DP 127472 , 577 Sydney Road SEAFORTH NSW 2092

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

Environmental Health has reviewed the supplied information in support of the modification of the development consent to allow an additional hour of trade in the morning. An Acoustic report has been supplied with the development bundle that follows a reasonable assessment methodology and proposes a number of controls to allow for earlier trade. Environmental Health are supportive of the proposal subject to conditions being imposed.

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

Acoustic certification

Prior to any occupation certificate being issued, details are to be provided to the principle certifier demonstrating compliance with section 6 of the acoustic report by Acoustic Noise & Vibration solutions P/L referenced as 2022-046 and dated 16 February 2022.

Reason: To maintain acoustic amenity and protect surrounding residence from any noise generated by the operation of the development.

ON-GOING CONDITIONS THAT MUST BE COMPLIED WITH AT ALL TIMES

Acoustic requirements

All requirements and recommendations specified in Section 6 of the acoustic report by Acoustic Noise & Vibration solutions P/L referenced as 2022-046 and dated 16 February 2022 are to be in place for the life of the development.

Reason: To maintain acoustic amenity and protect surrounding residence from any noise generated by the operation of the development.