

## Environmental Health Referral Response - industrial use

<b>Application Number:</b>	DA2023/0993
<b>Proposed Development:</b>	Alterations and additions to an industrial premises
<b>Date:</b>	03/10/2023
<b>To:</b>	Dean Pattalis
<b>Land to be developed (Address):</b>	Lot CP SP 19670 , 98 Old Pittwater Road BROOKVALE NSW 2100

### 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 earthworks and structural repairs to the existing buildings at 98 Old Pittwater Road, Brookvale.

The proposal seeks consent for the earthworks and structural repairs to Units 2, 3 & 4 within Building A.

The subject units have evidence of cracking and building deterioration as a result of inadequate foundation material. The proposed works will remove a section of the ground floor slab and provide for underpinning of the external walls with screw pier support.

Given the likelihood for demolition, excavation noise/dust to occur, Environmental Health require the applicant to provide a Plan of Management detailing the following:

- Likely air pollution sources and effective mitigation measures.
- Noise pollution sources and mitigation measures. What mechanical equipment is expected to be used? how is mechanical noise to be attenuated to maintain adjoining unit amenity?
- Detail the contact person for any possible complaints that may arise.

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.