

Environmental Health Referral Response - industrial use

Application Number:	DA2021/1841
Date:	20/10/2021
To:	Anne-Marie Young
Land to be developed (Address):	Lot 35 DP 25446 , 8 Coronation Street MONA VALE NSW 2103 Lot 34 DP 25446 , 7 Coronation Street MONA VALE NSW 2103

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

We have no objection to the proposal. Of concern are acoustic amenity impacts, but there is no air conditioning or mechanical plant identified in the documentation. An exhaust output is located near the centre of the roof and would be unlikely to cause noise nuisance for surrounding residents.

Any air conditioning plant installed after the development has been completed according to current plans is legislated to comply with Exempt and Complying Development Code and Protection of Environment Operations (Noise Control) Regulation 2017, thus general consent conditions of this nature (background +5 dB(A)) would be superfluous.

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:

Nil.