

Environmental Health Referral Response - industrial use

Application Number:	DA2024/0374
Proposed Development:	Demolition works and construction of shop top housing
Date:	07/05/2024
To:	Claire Ryan
Land to be developed (Address):	<p>Lot 28 DP 394337 , 142 - 146 Pitt Road NORTH CURL CURL NSW 2099</p> <p>Lot 29 DP 394337 , 142 - 146 Pitt Road NORTH CURL CURL NSW 2099</p> <p>Lot 30 DP 394337 , 142 - 146 Pitt Road NORTH CURL CURL NSW 2099</p> <p>Lot 262 DP 1028346 , 142 - 146 Pitt Road NORTH CURL CURL NSW 2099</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

This application is seeking consent for demolition of existing structures and construction of a shop top housing development. The proposed development has residential properties in close proximity to the north, south and east of the site.

The proposed development is to comprise of a basement level. The basement level provides parking for twenty-two (22) cars (including two accessible spaces & two visitor spaces) and sixteen (16) bicycles. A bulky waste storage, sewer pump out emergency storage, grease arrestor, hot water plant room and elec/coms cupboard are also provided at this level.

The proposed development would not be considered out of character for this location and Environmental Health do not see any operationally ongoing noise matters of a concern.

Environmental Health recommends 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 SATISFIED PRIOR TO THE ISSUE OF THE CONSTRUCTION
CERTIFICATE**

Mechanical Plant

A detailed acoustic review is to be undertaken to determine appropriate acoustic treatments to control noise emissions from Mechanical Plant to ensure compliance with Section 6.2.3 of the Acoustic Report prepared by Acoustic Logic dated 28 June 23.

A review is to be undertaken of mechanical plant selection, location and effective treatments such as duct lining, acoustic silencers and enclosures.

Reason: To ensure compliance with noise emission levels.

**CONDITIONS WHICH MUST BE COMPLIED WITH PRIOR TO THE ISSUE OF THE
OCCUPATION CERTIFICATE****Acoustic Design Recommendations**

Prior to the issuing of any Construction Certificate, documentation is to be submitted to the satisfaction of the Principal Certifier that acoustic design recommendations within the acoustic report prepared by Acoustic Logic dated 28 June 2023 have been implemented / incorporated into the design of the premises.

Reason: To prevent noise nuisance by using mitigation measures in design.