

Environmental Health Referral Response - industrial use

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| Application Number: | Mod2023/0617 |
| Proposed Development: | Modification of Development Consent DA2021/0212 granted for demolition works and construction of a mixed development, comprising seniors housing, commercial uses, carparking, landscaping and stratum subdivision. |
| Date: | 27/02/2024 |
| To: | Jordan Davies |
| Land to be developed (Address): | Lot 11 DP 1258355 , 5 Skyline Place FRENCHS FOREST NSW 2086 |

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 modifications to DA2021/0212. As per the Statement of Environmental Effects, the proposed modification seeks to:

- relocate the communal area from the Ground Floor of the western building to the ground level of the central building;
- delete commercial uses at Level 1 of the eastern building and replace with 8 ILUs;
- revise design of pool and recreation facilities on Level 2;
- revise landscape design;
- minor changes to floor levels at each level to ensure floor to floor heights comply with the National Construction Code 2023 (NCC 2023) resulting in an increase in height to the western building of 0.5m;
- minor changes to layout of Independent Living Units to improve amenity;
- minor changes to basement levels, including minor changes to floor levels, location of mechanical plant rooms, the waste collection and storage areas and deletion of garbage lift;
- relocate lift shaft in the eastern building to improve entrance and circulation; and
- reallocation of a minor area of communal space at Level 7 to apartment floor area in the eastern tower.

Environmental Health has reviewed the modifications and architectural plans and recommends approval subject to conditions.

Environmental health recommends the retention of Condition 32 as per Consent DA2021/0212, Prior to Construction Certificate.

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:

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

Deliveries, waste and recycling collection hours

Deliveries, waste and recycling collection from the site is to be carried out between 6am and 10pm only to minimise noise.

Reason: To minimise noise to residential receivers.