

Environmental Health Referral Response - industrial use

Application Number:	Mod2023/0474
Proposed Development:	Modification of Development Consent Land and Environment Court for DA2020/1351 granted by the Land and Environment Court for Demolition of all existing structures and the construction of a 3 storey shop top housing development.
Date:	07/09/2023
To:	Adam Croft
Land to be developed (Address):	Lot 5 DP 229309 , 1 Bilambee Lane BILGOLA PLATEAU NSW 2107

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 to modify development consent DA2020/1351 for demolition works and construction of shop-top housing at 1 Bilambee Lane, Bilgola Plateau.

The modification primarily includes the reduction of the proposed retail floor area and the removal of one basement parking level: deletion of condition number 17 and modification of Condition number 63 (Mechanical Plant)

The amended architectural drawings dated 18 July 2023, identify the mechanical and electrical service rooms, the diesel pump room, switch room and plant room have been relocated to the ground floor. These were originally approved through DA2020/1351 in the basement level 1 and 2. The acoustic report submitted with DA2020/1351 assessed potential noise impacts from the development based on these mechanical and electrical rooms being located in the basement.

Given they have now been proposed for the Ground Level with bedrooms above on Level 1, an acoustic review will need to be undertaken by a suitably qualified person to assess whether there is a potential noise impact based on the relocation of these services. The report is to be submitted to Environmental Health for review.

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.