

Environmental Health Referral Response - industrial use

Application Number:	DA2024/0155
Proposed Development:	Use of Premises as an educational establishment and associated external and internal alterations
Date:	14/03/2024
To:	Reeve Cocks
Land to be developed (Address):	Lot 5 DP 12815 , 35 Consul 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 change the use of an existing dwelling house to administration offices ancillary to an existing educational establishment (St Augustine's College). According to the Statement of Environmental Effects, the change of use comprises minor internal works to convert the existing dwelling house into office and storage space.

According to the Statement of Environmental Effects dated 16 February 2024, there are a number of minor internal changes to the existing dwelling house as a result of the proposal, in order to facilitate the use as an educational establishment and to ensure the building is compliant with the BCA. The proposed changes include:

- four enclosed offices and one open space office;
- kitchen and pantry;
- two bathrooms;
- one laundry room; and
- three storage rooms and an outdoor covered storage area.

Environmental Health are of the opinion that operational noise from the administration building will not adversely impact on surrounding residents. The proposal does not include noise generating activities that may cause offensive noise to surrounding residents.

Environmental Health recommends approval.

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.