

Environmental Health Referral Response - industrial use

Application Number:	Mod2022/0459
Date:	12/10/2022
To:	Adam Susko
Land to be developed (Address):	Lot 2 DP 1145029 , 33 A Myoora Road TERREY HILLS NSW 2084

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

The applicant advises:

"The proposal is to undertake a series of minor change to the approved design scheme including revising the loading dock layout level, additional driveway splay for hardstand along northern boundary, additional lift to run from Lower Ground Floor to Second Floor, additional staff parking within the second floor and concrete roof over Building 1 and Building 3. For full detail on the changes see the plans that have amendments clouded in red.

The 4.55(1a) modification is to also make amendments to consent condition – namely condition 1 of consent to reflect the amended plans.

With the proposed series of changes being of a minor nature, the proposed modifications will have no impact on the operation of the hospital in terms of specialist health services it is to provide including radiology, hydrotherapy, pathology, specialist consulting services and physiotherapy and with the overall bed and staff numbers to remain the same. The minor amendments to Level 01 associated with Building 03 to accommodate an additional theatre and storage under an approved ramp will positively support the overall function and operation of the approved hospital.

The proposed changes will also result in the overall parking arrangement to be reconfigured; however the development will continue to provide a total of 136 car parking spaces spread over the basement, lower ground floor and Level 02 as per DA2017/0385.

The modification will also have no noticeable impact on the key aspects of the proposal including the preservation of the approved ecological areas, setbacks to the street, waste management and vehicular and pedestrian access associated with the approved private hospital.

The modification proposes additional driveway splay and amendment to the loading dock.

The s4.55(1a) also seeks to undertake minor modifications to the façade presentation, including the façade louvers along Myoora Road and addition of split face blockwork finish in lieu of Gabion Walls, however the development will continue to present an attractive modern hospital to the public domain."

DA2017/0385 does not appear require any acoustic sign off on the completed development.

The proposed changes may not impact the previous assessment but the acoustic consultant has not made comment therefore it is appropriate to incorporate a condition this at this time. Environmental Health supports the proposed modifications 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 WHICH MUST BE COMPLIED WITH PRIOR TO THE ISSUE OF THE
OCCUPATION CERTIFICATE**

Acoustic review prior to Occupation Certificate

Prior to the issue of an Occupation Certificate a noise assessment review shall be carried out by a suitably qualified person to ensure compliance with the assumptions and recommendations contained in the assessment by Acoustic Logic reference 20170268.1/2004A/R1/BW. The report is to be forwarded to Council for its records and to the Principle certifier.

Reason: To ensure the development including modifications complies with legislation and community expectations for noise management.