

Environmental Health Referral Response - industrial use

Application Number:	DA2023/0993
Proposed Development:	Alterations and additions to an industrial premises
Date:	19/10/2023
To:	Dean Pattalis
Land to be developed (Address):	Lot CP SP 19670 , 98 Old Pittwater 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 earthworks and structural repairs to the existing buildings at 98 Old Pittwater Road, Brookvale.

The proposal seeks consent for the earthworks and structural repairs to Units 2, 3 & 4 within Building A.

The subject units have evidence of cracking and building deterioration as a result of inadequate foundation material. The proposed works will remove a section of the ground floor slab and provide for underpinning of the external walls with screw pier support.

A plan of management has been prepared and will form part of the consent. 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 COMPLIED WITH DURING DEMOLITION AND BUILDING WORK

Environmental Management Plan

All environmental management controls relating to noise, water, vibration and dust within the Environmental Management Plan date 17 October 2023 prepared by Max Build Pty Ltd are to be implemented during the demolition, excavation, and construction phase of the development.

Reason: To ensure air, noise and water are managed throughout the development.