

Environmental Health Referral Response - industrial use

Application Number:	DA2020/0705
Date:	03/09/2020
To:	Tony Collier
Land to be developed (Address):	Lot 3 SP 72732 , 3 / 1 Sydenham 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

Application is for the provision of 'shop-top housing' by converting an existing office area on the first floor into a residential dwelling.

There is potential for significant noise impacts on occupants within the proposed dwelling due its location within an industrial area that also includes a nearby brewery and noise from Pittwater Road.

Furthermore, the proposed dwelling is not like other shop top housing developments in Brookvale that are new buildings with better acoustic shielding.

An acoustic assessment by a suitably qualified and experienced professional such as an Acoustic Engineer is required in order to undertake a full assessment of the potential noise impacts from surrounding noise sources on occupants within the proposed residential premises. The acoustic assessment is to include any recommendations to reduce noise from nearby sources on occupants.

Also due to the premises currently being commercial a hazardous materials survey of the premises (asbestos, lead, PCBs) is recommended.

Recommendation

REFUSAL

New Information – Additional Review 2 September 2020

The applicant has provided the following information:

- A Noise Assessment by Acoustic Logic Dated 26 August 2020 (Reference: 20200830.1/2608A/R0/TX) with the following concluded:
 - *The assessment indicates that ambient noise levels within the proposed residence from local environmental sources are compliant with noise criteria determined using the NSW Infrastructure without further treatment. Therefore no additional treatment of the proposed dwelling is required.*

- Hazardous Materials Site Inspection Letter by P. CLIFTON & ASSOCIATES PTY LTD Dated 25 August 2020 (Reference: PCA6510-2020_LETRPT09_25Aug20) with the following concluded:
 - *No asbestos, PCB or lead containing paints or dust were found to be present in accessible areas in Unit 3 at 1 Sydenham Road, Brookvale NSW.*
 - *SMF materials in the building are all in good condition and require no corrective action at the present time.*

Recommendation

APPROVAL - no 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:

Nil.