

## Environmental Health Referral Response - industrial use

<b>Application Number:</b>	DA2024/1390
<b>Proposed Development:</b>	Demolition works and construction of seniors housing
<b>Date:</b>	18/10/2024
<b>To:</b>	Kye Miles
<b>Land to be developed (Address):</b>	Lot B DP 393276 , 14 Gladys Avenue FRENCHS FOREST NSW 2086 Lot A DP 393276 , 12 Gladys Avenue FRENCHS FOREST NSW 2086

### 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

Environmental Health has been requested to consider this proposal in relation to potential noise and amenity issues.

The documentation accompanying the proposal does not currently include an acoustic report.

It is considered that for a large number of units proposed to be constructed within the lot (19 units), that an acoustic report would be required to assist in mitigating any potential noise and amenity issues, primarily for the intended residents, but also for surrounding properties, by way of building design and construction.

Accordingly, the proposal is not supported at this time

### Recommendation

REFUSAL

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.