

## Environmental Health Referral Response - industrial use

<b>Application Number:</b>	DA2024/1009
<b>Proposed Development:</b>	Construction of a Residential Flat Building
<b>Date:</b>	22/08/2024
<b>To:</b>	Thomas Burns
<b>Land to be developed (Address):</b>	Lot 25 DP 7002 , 67 Pacific Parade DEE WHY NSW 2099

### 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

<insert here>

### Recommendation

APPROVAL - no conditions  
APPROVAL - subject to conditions  
REFUSAL

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 SATISFIED PRIOR TO THE ISSUE OF THE CONSTRUCTION CERTIFICATE

#### Waste classification

- The preparation of a waste classifications for any material to be excavated and disposed of off-site. The waste classifications must be prepared in accordance with EPA guidelines; and
- All waste must be managed and disposed of in accordance with current guidelines and regulations.

Reason:correct disposal of waste

#### CONDITIONS WHICH MUST BE COMPLIED WITH PRIOR TO THE ISSUE OF THE OCCUPATION CERTIFICATE

**Acoustic Design Recommendations**

Prior to the issuing of any Construction Certificate, documentation is to be submitted to the satisfaction of the Principal Certifier that design recommendations within the acoustic report have been implemented / incorporated into the design of the premises.

Reason: To prevent noise nuisance by using mitigation measures in design.

**ON-GOING CONDITIONS THAT MUST BE COMPLIED WITH AT ALL TIMES****Acoustic Requirements - On-going**

Compliance with the recommendations within the Environmental Noise Impact Assessment by **ADP Consulting Pty Ltd** dated **24 July 2024** and any additional requirements at OC review stage.

Reason: To prevent a noise nuisance to any neighbouring residential receiver.