

Environmental Health Referral Response - industrial use

Application Number:	DA2025/1087
Proposed Development:	Subdivision of three lots into 63 residential lots, one (1) community title lot and one (1) residue lot including the construction of a bridge, associated infrastructure, services and access works
Date:	21/08/2025
To:	Anne-Marie Young
Land to be developed (Address):	Lot 3 DP 124602 , 120 Mona Vale Road WARRIEWOOD NSW 2102 Lot 1 DP 5055 , 8 Forest Road WARRIEWOOD NSW 2102 Lot 4 DP 124602 , 120 Mona Vale Road WARRIEWOOD NSW 2102 Lot 5 DP 124602 , 120 Mona Vale Road WARRIEWOOD NSW 2102

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

Included with the proposal is an acoustic report.

Whilst this proposal is not directly related to the construction of dwellings, the report concludes that noise impacts may be successfully ameliorated by building orientation, construction and design elements incorporated into future development proposals.

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.