

Environmental Health Referral Response - industrial use

Application Number:	DA2025/0533
Proposed Development:	Demolition of existing building and structures, construction of self-storage units and warehouse and associated uses
Date:	28/05/2025
To:	
Land to be developed (Address):	Lot 102 DP 1211755 , 14 Aquatic Drive 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 considered the documentation provided and whilst generally have no objections to this type of development, there are a number of concerns.

The acoustic report provided, whilst quite detailed and thorough to a degree, provides a number of variable factors in relation to "operational noise mitigation options". The variable factors do not provide a definitive to conclusions as to what mitigation options will be undertaken to control noise emissions.

These options include such things as specifications of acoustic enclosures/louvres for condensers, use of broadband and/or ambient sensing alarms on forklifts and trucks, and manufacturing plant or other noisy equipment which may or may not be required by building tenants.

Without such assurances as to what noise mitigation measures will be require/implemented, Environmental Health does not support the proposal

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.