

Environmental Health Referral Response - industrial use

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| Application Number: | DA2025/0139 |
| Proposed Development: | Alterations and additions to a registered club (Dee Why RSL) |
| Date: | 26/02/2025 |
| To: | Thomas Burns |
| Land to be developed (Address): | Lot 1 DP 706230 , 932 Pittwater Road 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

The development proposes a number of external and internal alterations to the existing club that seek to alter a significant portion of the club.

Environmental Health does not object to the proposal generally however there are a number of concerns that are raised.

An acoustic report provided with the proposal documentation notes a number of "likely" in relation to noise emissions such as:

: "...Operational noise associated with patrons within the enclosed areas will be relatively contained by the building façade and roof which will be sealed, air conditioned and likely to include 6mm glazing...."

The report also speaks of *"...Mitigation measures that are commonly employed to control noise emissions from mechanical plant..."* and provides a number of examples.

Additionally, there does not appear to be any specific recommendations contained within the report as to acoustic treatments required to assist in noise mitigation by built form and building design.

A significant portion of the premises is to be redeveloped, with the potential for a large amount of plant to be installed, ie ("...major mechanical noise sources associated with the development will be exhaust fans, new cooling tower, rooftop air conditioners, AHUs servicing the gaming areas, and new plant room to house new chiller, chilled water pumps and heat pump..."

Accordingly, Environmental Health is not confident at this stage that adequate assurances have been provided to assure that the development will not result in unwanted noise that has the potential to impact the community.

Recommendation

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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.