

Environmental Health Referral Response - industrial use

Application Number:	DA2025/0151
Proposed Development:	Use of a tenancy in approved mixed use and seniors housing development as a centre-based child care facility including internal fit-out and landscaping
Date:	16/07/2025
To:	Thomas Burns
Land to be developed (Address):	Lot 11 DP 1258355 , 5 Skyline Place 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

The proposal is supported by the supplied acoustic report which proposes a number a strategies to minimise potential noise impacts on residential receivers.

Despite this, the plans supplied with the proposal do not given enough detail as to which outdoor area is dedicated to which age group of child (or is it the same outdoor area for all children?), in order to determine further assessment.

Additionally, terms used in the Plan of Management such as "indoor/outdoor active play area" in the absence of further detail on the plans, do not provide a clear indication of the nature of such play areas, which is also a barrier to further assessment.

Without this further detail, the proposal is not supported at this time.

Updated Referral Comments - 16/0720225

The Applicant has provided additional information which clarifies children's group play areas.

Additionally, an addendum to the acoustic report has also ben provided, which outlines additional noise mitigation measures proposed.

Accordingly, the development is supported with the recommendation of a number of conditions of consent.

Recommendation

APPROVAL - Subject to 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:

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

Certification of acoustic measures

Before the issue of an occupation certificate, a suitably qualified person must provide details demonstrating compliance to the principal certifier that the acoustic measures have been installed in accordance with the acoustic report and addendum approved under this consent.

Reason: To protect the amenity of the local area.

Mechanical Ventilation certification

Prior to the issuing of an Occupation Certificate, certification is to be provided from the installer of the mechanical ventilation system that the design, construction and installation of the mechanical ventilation system is compliant with the requirements of AS1668 The use of mechanical ventilation.

Details demonstrating compliance are to be submitted to the Principal Certifier.

Reason: To ensure that the mechanical ventilation system complies with the design requirements.

ON-GOING CONDITIONS THAT MUST BE COMPLIED WITH AT ALL TIMES

Acoustic Requirements - On-going

Compliance with the recommendations within the acoustic report and addendum and any additional requirements at OC review stage.

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

Plan of Operational Management

The Plan of Operational Management dated 5/11/2024 is to be complied within perpetuity

Reason: To protect the amenity of the surrounding neighbourhood.