

Environmental Health Referral Response - industrial use

Application Number:	DA2023/1142
Proposed Development:	Use of Premises as an indoor recreational facility, fitout and signage
Date:	14/11/2023
To:	Clare Costanzo
Land to be developed (Address):	Lot 1 DP 1282038 , 4 - 8 Inman Road CROMER 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

This application is seeking consent for internal alterations to facilitate a recreation facility (indoor) into and change of use.

This proposed development application consists of:

- Internal alterations to facilitate the recreation facility (indoor);
 - o Construction of four (4) Padel Courts;
 - o Installation of internally illuminated wall sign;
 - o Removal of an internal staircase;
 - o Removal of two (2) toilets and replacement with showers

The recreation facility is located within a general industry/commercial location. There is a childcare centre, trampoline centre and gym proposed for use in some of the Units at this address.

No music or loudspeakers are proposed to be used for the Padel Centre.

The proposed hours of operation range from 5:00am to 11:00pm (midnight Friday and Saturday).

Noise from indoor Padel Centers has the potential to cause a noise disturbance to neighboring residents. In particular there are residential receivers within 150m of the proposed Padel Centre. In addition, Unit 1 and Unit 3 are located either side of the proposed Padel Centre (Unit 2).

Noise needs to be considered for this recreation facility. In particular noise impacts to Unit 1 and 3 and surrounding Units at 4-8 Inman Road, noise impacts to residential receivers on Orlando Road, noise impacts from hours of operation in particular the nighttime period (10:00pm to 7:00am).

An Acoustic Report is to be prepared by a suitably qualified person which assesses all potential noise sources and impacts and includes suitable noise mitigation measures.

UPDATED REFERRAL

Proposed hours of operation are 7:00am to 10:00pm daily. An acoustic report has been provided dated 12 October 2023. Relevant conditions relating to the acoustic report will be applied.

Environmental Health recommends approval subject to conditions.

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:

DEVELOPMENT CONSENT OPERATIONAL CONDITIONS

Noise

No music or loudspeakers are to be used at any time without prior approval from Council.

Reason: To ensure acoustic compliance in an operational situation.

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

Noise Mitigation

The following noise mitigation measures are to be development prior to occupation certification.

Implement a plan of management to include a procedure to respond to complaints and implement noise remedial measures where required. The plan of management is to include but not limited to, the details of the person of contact, process steps to mitigate noise, process for dealing with noise disturbances.

Include soft material in areas where there is potential for impact noise from wayward balls outside of screened court areas. In particular to the north, east and west of the unit interannly.

Reason: To ensure the operation of the business does not cause and noise disturbance and suitable noise mitigation measures are in place

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

Noise Mitigation

Noise mitigation measures provided in the acoustic report dated 12 October 2023 prepared by SLR Consulting is to be implemented into the operation of the development. Specifically,

Ensure windows and doors are closed at all times (other than when entering/existing the premises).

Staff must monitor the behaviour of patrons/members to ensure appropriate behaviour is observed so that excessive noise is not generated.

Any music used during the operation of the premises must not be audible outside the walls of the unit.

Reason: To ensure noise does not cause a nuisance to sensitive receiver's