

Environmental Health Referral Response - industrial use

Application Number:	DA2022/1822
Proposed Development:	Minor alterations and additions to Westfield Warringah Mall Shopping Centre ('Warringah Mall')
Date:	03/02/2023
To:	Maxwell Duncan
Land to be developed (Address):	Lot 103 DP 1247294 , 145 Old Pittwater Road BROOKVALE NSW 2100

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 reviewed the proposed application for change of use to a gym and adjacent office space the applicant has not provided an acoustic report.

An acoustic report is required to ensure that the proposal has taken into consideration noise impacts such as noise to adjacent commercial tenancies, ancillary plant and machinery, drop weights, group classes and amplified noise, and the likely impact these noise sources are likely to have on the residential properties within Brookvale, or adjoining tenancies such as communal officer space, where a minimum of noise would be a fair expectation.

Additionally Environmental Health have considered as part of this proposal the need to ensure that service voids have been included to future proof against change-of-use of the ground floor tenancies.

Council receives numerous complaints about Gyms in Brookvale (usually music, impact noise and shouting of instruction and during lifting) this may be an industrial site where one would expect noise, this proposal is seeking a 24/7 gym which could impact sleep of neighbours or amenity of other commercial if not carefully managed. Therefore noise attenuation measures are critical not to disturb surrounding tenancies.

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.