

## Environmental Health Referral Response - industrial use

<b>Application Number:</b>	DA2019/0761
<b>To:</b>	Kye Miles
<b>Land to be developed (Address):</b>	Lot 10 DP 1233834 , 22 - 26 Roseberry Street BALGOWLAH NSW 2093

### 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 applicant advises:

The estimated maximum occupation capacity associated with the proposed development is approximately twenty-seven (27) people. The gym is likely to employ two (2) trainers and the hours of operation will be:

- Monday- Friday: 5:00am – 8:00pm; and
- Saturday & Sunday: 6:00am – 2:00pm.

Due to the current zoning and lack of immediate residential premises, noise impacts should be minimal no assessment is required but conditions will be added

### Recommendation

APPROVAL - subject to conditions

### Recommended Environmental Investigations Conditions:

#### DEVELOPMENT CONSENT OPERATIONAL CONDITIONS

#### NOISE - GENERAL

The use of the premise including any amplified music must be controlled so that any emitted noise is at a level so as not to create an "offensive noise" as defined in the Protection of the Environment Operations Act 1997 to any affected receiver and compliance with The Noise Policy for Industry NSW EPA, 2017.

Reason: To ensure that any noise generated does not cause a nuisance to adjoining premises