

Environmental Health Referral Response - industrial use

Application Number:	DA2019/0278
To:	Nick Keeler
Land to be developed (Address):	Lot 1 SP 23069 , 1 / 1 Moore Road FRESHWATER NSW 2096

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 this proposal in regards to noise.

Implications to residential properties for noise are potentially considerable and there have been issues on these over all "general " premises recently affecting neighbouring residential receivers.

However, it is noted that the operation is proposed to cease at 10 pm and that an acoustic report has been submitted which basically requires self-closing doors and windows to be kept closed etc

These measures if implemented correctly should be able to do a deal with any noise related issues and conditions can be included to enable approval of the facility. Should issues arise additional measures could be reasonably applied.

The acoustic assessment recommends specifically :

In order to maintain a high level of noise isolation between the proposed rock-climbing facility and the neighbouring suites a new set of doors must be implemented, the new glazed doors must have a minimum Rw 35 rating and must be able to close automatically after a patron enters or exits the facility. The windows on the northern façade must remain closed while music is being played within the facility.

On this basis no objections are raised.

Recommendation

APPROVAL - subject to conditions

UPDATE 30.4.2019 REQUESTED REVIEW

Environmental Health have been asked to review an amended Acoustic Report R190031R1 23 April 2019.

Our comments remain unchanged.

On this basis no objections are raised

Recommendation

APPROVAL - subject to conditions
DA2019/0278

Recommended Environmental Investigations Conditions:

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

Noise and Noise Management

Prior to occupation the requirements of the Rodney Stevens Acoustics Report Number R190031R1 23 April 2019 to be complied with, in particular the recommendations:

"In order to maintain a high level of noise isolation between the proposed rock-climbing facility and the neighbouring suites a new set of doors must be implemented, the new glazed doors must have a minimum Rw 35 rating and must be able to close automatically after a patron enters or exits the facility. The windows on the northern façade must remain closed while music is being played within the facility."

Additionally a noise management plan shall be incorporated into the business operational plan and staff induction, to ensure noise reduction measure are always in place. eg windows closed, music use/volume/bass being minimised .

Should justified noise complaints be received by Council an acoustic review may be required.

Reason: To ensure ongoing management of potential noise issues to commercial and residential receivers (DACHPGOG6)