

## Environmental Health Referral Response - industrial use

<b>Application Number:</b>	DA2022/0581
<b>Date:</b>	03/06/2022
<b>To:</b>	Adam Susko
<b>Land to be developed (Address):</b>	Lot 2 DP 1275526 , 1 Golf Avenue MONA VALE NSW 2103 Lot 249 DP 752046 (SPL 76319) Lot 323 DP 824000 (Crown Lease 200108) , 3 Golf Avenue MONA VALE NSW 2103 Lot 249 DP 752046 (SPL 76319) Lot 323 DP 824000 (Crown Lease 200108) , 3 Golf Avenue MONA VALE NSW 2103

### 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

Environmental Health have reviewed the proposed acoustics of the proposed alterations and additions to Mona Vale golf course. The acoustic report has been assessed and has been developed in accordance with the noise policy for industry. Recommendations from the acoustic report will guide proposed conditions onto the consent.

Mechanical plant details have been provided as part of the submission but not included in acoustic report. Details of exact mechanical ventilation plans will require further assessment by an acoustic consultant. Environmental Health recommend imposing a condition relating to further assessment prior to the issue of the occupation certificate.

The acoustic report also recommends a number of administrative controls to limit patron numbers in different areas of the club during different activities and times. To facilitate an assessment with all available information Environmental health require an operational plan of management at the determination stage to demonstrate how the administrative aspects of the acoustic report will practically be achieved. The operational plan of management must detail requirements from the acoustic report including but not limited to, maximum patronage in specific areas, times windows, door and partitions need to be closed, operational hours, total capacity of the clubhouse and numbers in each area at any one time, how complaints will be recorded and actioned, how noise will be minimised for patrons leaving the club, sound system use and any dB limiters for audio equipment that may be required to achieve compliance with the recommendations of the acoustic report by koikas acoustics.

### Recommendation

Not supported - Further information required

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.