

## Environmental Health Referral Response - industrial use

<b>Application Number:</b>	DA2022/0581
<b>Date:</b>	12/08/2022
<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.

### Amended comments 11/08/2022

The applicant has provided a plan of management as part of their application which has been reviewed as part of this assessment. The plan of management has advised proposed hours of operation but not mentioned hours of operation for the function room which is also silent in the SEE. Generally Environmental Health are satisfied with the submitted information but will recommend imposing a condition for all operations to cease between 1am to 5am based on the administrative controls in place to close outdoor areas and begin wrapping up of the function. Compliance with the plan of management will also be incorporated into the consent.

As the original above comments explain conditions are to be imposed requiring further assessment of proposed plant prior to CC and compliance testing of controls and noise limiters prior to OC.

Environmental health are satisfied with the proposal subject to conditions being imposed.

### **Recommendation**

Supported - subject to conditions

The proposal is therefore supported.

Note: Should you have any concerns with the referral comments above, please discuss these with the Responsible Officer.

### **Recommended Environmental Investigations Conditions:**

#### **CONDITIONS TO BE SATISFIED PRIOR TO THE ISSUE OF THE CONSTRUCTION CERTIFICATE**

##### **Noise - Design of Mechanical Plant**

Prior to the issue of a Construction Certificate, the design and location of the mechanical ventilation is to be provided to the Principal Certifying Authority. An acoustic assessment is to be undertaken by a suitably qualified professional such as an acoustic engineer to determine acoustic treatments to control noise emissions from all mechanical plant noise in accordance with recommendations in Acoustic Report prepared acoustic report by Koikas acoustics dated 3 February 2022 and referenced as 5255R20220128asMonaValeGC\_DA.

Any design recommendations made by the consultant must be implemented into the plans prior to issuing the Construction Certificate in order to achieve compliance with noted conditions of this consent.

Details demonstrating compliance are to be submitted to the satisfaction of the certifier.

Reason: To protect surrounding premises from any noise generated by the operation of the development.

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

##### **Compliance with acoustic report**

Prior to any occupation certificate being issued, a further acoustic assessment is to be undertaken by a qualified and experienced person(s) to confirm compliance with the recommendations of the acoustic report by Koikas acoustics dated 3 February 2022 and referenced as 5255R20220128asMonaValeGC\_DA.

Any recommendations made by the consultant must be implemented prior to issuing the Occupation Certificate in order to achieve compliance with noted conditions of this consent.

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

### **Compliance with operational plan of management and acoustic report**

The details of the document Mona Vale golf club operational plan of management, all recommendations in the acoustic report by Koikas acoustics dated 3 February 2022 and referenced as 5255R20220128asMonaValeGC\_DA and the acoustic report required prior to CC for the mechanical plant are to be complied with in perpetuity for the life of the development.

Reason: To protect Acoustic amenity (DACHPGOG5)

### **Hours of operation**

The premise and function room shall have no operations take place relating to functions between the hours of 1:00am to 5:00am Monday to Sunday.

Reason: Limit of hour of operation to protect residential amenity.(DACHPGOG5)