

## Environmental Health Referral Response - industrial use

<b>Application Number:</b>	DA2025/0053
<b>Proposed Development:</b>	Use of Premises as a recreational facility (indoor)
<b>Date:</b>	13/02/2025
<b>To:</b>	
<b>Land to be developed (Address):</b>	Lot 1 SP 72120 , 1 / 1 Skyline Place FRENCHS FOREST NSW 2086

### 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 proposal is supported by an acoustic report by an acoustic consultant as well as a plan of management. Appropriate conditions of consent will be recommended to ensure that recommendations as per the reports are implemented to mitigate any potential noise nuisance.

### Recommendation

APPROVAL - 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:

#### DEVELOPMENT CONSENT OPERATIONAL CONDITIONS

#### Acoustic Review

Within 30 days from the operations commencing under the terms of this consent, an acoustic review of the findings and recommendations of acoustic report titled "noise Impact Assessment" by EMS reference REPORT NO EMS24 1972 dated 21/22/2024 and any additional requirements at OC acoustic review stage; shall be carried out on site (during a busy period of trading) and any necessary action to obtain acoustic compliance, shall be completed within a further 30 days of the assessment. The report associated with the compliance testing is to be furnished to Council for its records.

Reason: To ensure acoustic compliance in an operational situation.

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

### **Acoustic Design Recommendations**

Prior to the issuing of any Construction Certificate, documentation is to be submitted to the satisfaction of the Principal Certifier that design recommendations within the acoustic report titled "noise Impact Assessment" by EMS reference REPORT NO EMS24 1972 dated 21/22/2024 have been implemented / incorporated into the design of the premises.

Reason: To prevent noise nuisance by using mitigation measures in design.

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

### **Acoustic Requirements - On-going**

Compliance with the recommendations within the acoustic report titled "noise Impact Assessment" by EMS reference REPORT NO EMS24 1972 dated 21/22/2024 and any additional requirements at OC review stage.

Reason: To prevent a noise nuisance to any neighbouring residential receiver.

### **Plan Of Management**

The Plan of Management by Chapman Planning Pty Ltd dated 25 July 2024 is to be complied with on an ongoing basis at all times.

Reason: To mitigate potential noise impacts on nearby receivers