

Environmental Health Referral Response - industrial use

Application Number:	DA2023/1142
Proposed Development:	Use of Premises as an indoor recreational facility, fitout and signage
Date:	08/09/2023
To:	Clare Costanzo
Land to be developed (Address):	Lot 1 DP 1282038 , 4 - 8 Inman Road CROMER NSW 2099

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

This application is seeking consent for internal alterations to facilitate a recreation facility (indoor) into and change of use.

This proposed development application consists of:

- Internal alterations to facilitate the recreation facility (indoor);
 - o Construction of four (4) Padel Courts;
 - o Installation of internally illuminated wall sign;
 - o Removal of an internal staircase;
 - o Removal of two (2) toilets and replacement with showers

The recreation facility is located within a general industry/commercial location. There is a childcare centre, trampoline centre and gym proposed for use in some of the Units at this address.

No music or loudspeakers are proposed to be used for the Padel Centre.

The proposed hours of operation range from 5:00am to 11:00pm (midnight Friday and Saturday).

Noise from indoor Padel Centers has the potential to cause a noise disturbance to neighboring residents. In particular there are residential receivers within 150m of the proposed Padel Centre. In addition, Unit 1 and Unit 3 are located either side of the proposed Padel Centre (Unit 2).

Noise needs to be considered for this recreation facility. In particular noise impacts to Unit 1 and 3 and surrounding Units at 4-8 Inman Road, noise impacts to residential receivers on Orlando Road, noise impacts from hours of operation in particular the nighttime period (10:00pm to 7:00am).

An Acoustic Report is to be prepared by a suitably qualified person which assesses all potential noise sources and impacts and includes suitable noise mitigation measures.

Environmental Health recommends refusal at this time.

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:

DEVELOPMENT CONSENT OPERATIONAL CONDITIONS

Noise

No music or loudspeakers are to be used at any time without prior approval from Council.

Reason: To ensure acoustic compliance in an operational situation.