

Environmental Health Referral Response - industrial use

Application Number:	Mod2023/0564
Proposed Development:	Modification of Development Consent DA2022/0581 granted for Alterations and additions to a Recreation Facility (Outdoor) - Mona Vale Golf Club
Date:	01/12/2023
To:	Adam Croft
Land to be developed (Address):	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

General Comments

This application is seeking consent for alterations and additions to Mona Vale Golf Club. This application relates to modifying hours of operation of the restaurant on the ground floor of the clubhouse from 8:00am - 9:00pm to 8:00am to 11:00pm.

The acoustic report, prepared by Koikas Acoustics dated 3 October 2023, has stated:

Noise control recommendations are provided in this report to achieve this compliant outcome (within project noise limits). Generally, the proposal will not impact the residential receivers and the only recommendation to be adhered to is for windows and doors to remain closed during functions that include live/amplified music or entertainment.

Council does not agree that behavioral noise controls are an effective way of controlling potential negative noise impacts. The noise producing activities on the ground level within the function room need to be managed using design conditions. Residential receivers are less than 100m away. The Operational Management Plan dated October 2023 also include behavioral conditions such as;

- Function Room windows and doors to be closed when amplified entertainment is occurring inside the premises;
- Regularly patrol the external areas of the premises at the commencement, during, and after conclusion of functions to ensure that all patrons coming and going are conducting themselves appropriately and are not causing unnecessary disturbances; and Ask any patrons loitering in the external areas, and/or after the conclusion of a function, to depart the premises quickly and quietly.
- Display signage at the exit reminding patrons to be mindful of neighbours and keep noise when departing to a minimum.

These behavioral management strategies are not enforceable or easy to manage. The noise from patrons and music within the licensed area needs to be further considered with design control measures suggested by the acoustic consultant.

The acoustic consultant is to review the report and provide design controls to be implemented into the building development. This can include design details to windows, doors, music noise dB maximum output, etc.

UPDATED COMMENTS

In light of Environmental Health comments above, it is considered appropriate to amend the final outcome in relation to noise concerns for this proposal and provide suitable conditions on the Development Application. Environmental Health has further reviewed the applicant's proposal, considered previous noise complaints (if any) and spoke with Koikas Acoustics Pty Ltd and determined through the application of suitable conditions, noise can be effectively managed from the operation of the development.

The acoustic consultant in his report dated 3 October 2023, reference number 5255R20231003asMonaValeGC_S455, has outlined noise mitigation measures to include:

- Windows and doors in the function room must be closed during functions and/or events with amplified entertainment.
- The design occupancy of the balcony is maximum of 30 patrons at any one time.
- The external doors from the function room must have self-closing mechanisms.
- No speakers, live music or amplification of any kind to be positioned on the external balcony.

Environmental Health recommends 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 Requirements

- All windows and doors in the function room must be closed during functions and/or events with amplified entertainment is occurring.
- The design occupancy of the balcony is maximum of 30 patrons at any one time.
- No speakers, live music or amplification of any kind to be positioned on the external balcony.

Reason: To protect the noise amenity of the area.

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

Acoustic Requirements

All external doors from the function room must have self-closing mechanisms applied prior to

Occupation Certification.

Details demonstrating compliance are to be submitted to the Principal Certifier.

Reason: To ensure compliance with the noise amenity as per the Acoustic Report