

## Environmental Health Referral Response - industrial use

<b>Application Number:</b>	DA2023/1107
<b>Proposed Development:</b>	Change of use and alterations and additions to Office C for the purpose of a child care centre and landscaping
<b>Date:</b>	16/11/2023
<b>To:</b>	Nick Keeler
<b>Land to be developed (Address):</b>	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 change of use to a childcare centre on the lower ground floor level. An acoustic report has been prepared which has considered noise from vehicles, road noise, impacts on adjoining tenancies and noise within children's sleep rooms.

Children are sensitive receivers to noise therefore design solutions are critical at this stage to reduce potential noise impacts on the children and educators within the childcare centre but also to the office space above the childcare centre. Internal play areas have the potential to cause a noise disturbance to occupants above in the office space. Therefore, consideration will need to be given to effective noise barriers to the ceiling.

The proposed fence to Inman Road is to be acoustically treated to reduce noise impacts to the children while in the outdoor play area.

Screening of outdoor play areas is critical.

A Noise Management Plan is to be created and made available at all times to staff and families of the childcare centre. The noise management plan is to address behavioral solutions and noise management strategies.

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

### **Noise Management Plan**

A Noise Management Plan is to be developed and implemented into the operation of the Childcare Centre. The Plan is to include all operational and behavioral potential noise sources and suitable mitigation measures. The plan is to be made available during the centres opening hours and it must include complaints protocol including contact persons details.

Reason: To ensure acoustic compliance in an operational situation.

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

### **Outdoor Play Area**

The fence along the outdoor play area adjacent to Inman Road must be a minimum of 1.8m in height and must be acoustically treated and designed by a suitably qualified acoustical consultant. It must be free from gaps and holes, including beneath the fence base and have a sound reduction of 6 to 10dB.

The outdoor shaded section within the play area must have acoustic treatment provided to the shade covering designed by a suitably qualified acoustical consultant. It must be free from gaps and holes.

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

Reason: To ensure noise impacts from Inman Road are minimised to the childcare centre

### **Internal Ceiling Acoustic Treatment**

Indoor activity and play areas are to be fitted with acoustically absorbent material to the ceilings to minimise the reverberant noise within the internal areas. An acoustic consultant is to provide design details on the exact material to be installed with a noise reduction coefficient of at least 0.7.

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

Reason: To ensure the noise amenity of the area.