

Environmental Health Referral Response - industrial use

Application Number:	DA2024/0899
Proposed Development:	Increase in capacity to children enrolment and staff numbers to an existing child care centre
Date:	23/07/2024
To:	Stephanie Gelder
Land to be developed (Address):	Lot 12 DP 530765 , 35 John Street AVALON BEACH NSW 2107

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 to increase the childcare and staff numbers. There are currently 20 children and 3 staff members. The proposal wishes to increase the number of children that can attend the facility by 9 and 1 staff member.

Proposal - 29 Children and 4 staff members

The general zoning of the area is Residential. The Statement of Environmental Effects dated July 2024 states:

Currently, the existing childcare centre operates in a portion of the existing building. The balance of the building will remain for use as a separate dwelling.

The proposed increase in the enrolment numbers in the childcare centre will not require any physical change to the land or the existing building.

The existing approved hours of operation for the centre, being 8.00am – 5.00pm Monday to Friday will be unchanged.

An acoustic report prepared by Norrebro Design dated June 2024 has stated in its conclusion:

The increase of children number from 20 to 29 would result in an increase of 1.6dB in the noise level. Accordingly, it is predicted that with 29 children and without the construction noise is 43.6 dB(A) conservatively, potentially much less.

It is concluded that the proposed additional 9 children increase will have negligible noise impact and will not adversely affect the acoustic environment.

Environmental Health has reviewed the acoustic report and finds the assessment considered all relevant guidelines applicable to a childcare facility.

Environmental Health recommends approval.

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:

Nil.