

Environmental Health Referral Response - industrial use

Application Number:	DA2022/1743
Date:	16/11/2022
To:	Megan Surtees
Land to be developed (Address):	Lot 8 DP 7522 , 17 Seabeach 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 Development Application is for the removal of existing shade cloth awnings and erection of a new roof structure over existing playscape to an existing childcare centre at 17 Seabeach Avenue, Mona Vale.

The subject site is zoned R3 Medium Density Residential under Pittwater Local Environmental Plan 2014 and alterations to centre-based childcare facilities are permissible with development consent.

The purpose of the new roof structure is to provide all weather cover for the children and staff.

The covered area will allow the use of the play space during all times of the year without compromising the needs of the children that attend the centre and their learning development goals.

The proposal will not increase the demand for public services given the site is benefits from existing infrastructure services.

The replacement of "shade cloth" to a solid roof may have acoustic implications with sound being diverted horizontally. Details of any acoustic lining or treatment or consideration of this issue is not supplied.

Child care facilities are a major source of complaint to Council mostly from outdoor play areas like this. EH will ask for an acoustic assessment . Should acoustic treatments be required, rather than delaying or refusing the proposal we would support it subject to conditions to ensure compliance before occupation.

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:

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

Acoustic Assessment

Prior to an OC being issued an acoustic assessment is to be undertaken to ensure noise generated

from under the roofed over area is not offensive to any residential receiver. A copy is to be forwarded to Council.

Where the acoustic assessment requires any modifications/acoustic treatments to the area, this work shall be completed within 30 days.

Reason: To ensure the completed structure will not create a noise nuisance to any residential receiver.