

Environmental Health Referral Response - industrial use

Application Number:	DA2022/1807
Proposed Development:	Change of use and fitout of Warehouse 11 for the purpose of a golf facility (indoor recreation facility)
Date:	03/01/2023
To:	Adam Susko
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

Supported - Subject to conditions

Environmental Health has reviewed the acoustic of the proposed development as part of this referral. In particular the development has provided an acoustic report by acoustic dynamics to supplement the proposal and is proposed to operate Monday to Friday 6am – 11pm, Saturday 6am – 11pm & Sunday 6am – 6pm. The acoustic report provide a sound assessment methodology against the noise policy for industry showing compliance with the established amenity criteria but fails to provide any recommendations. Based on this Environmental Health are in support of the acoustic side of the proposal and propose conditions requiring the applicant to provide details demonstrating compliance with section 3.1 & 3.2 of the report which lists the modeling assumptions and noise sources and operations prior to CC and confirmation of the build form and plant prior to 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 TO BE SATISFIED PRIOR TO THE ISSUE OF THE CONSTRUCTION CERTIFICATE

Acoustic details and confirmation

Prior to issue of a construction certificate detailed plans and specifications of equipment to be installed are to be provided to the principle certifier for their approval. Plans and specifications must demonstrate that the built form of the building and proposed mechanical equipment comply with those listed in section 3.1 & section 3.2 within the Acoustic assessment by Acoustic dynamics referenced as 5767R001.DK.220913 and dated 26 September 2022.

Reason: To meet acoustic requirements

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

Acoustic certification

Prior to any occupation certificate being issued, details are to be provided to the principle certifier demonstrating compliance with section 3.1 & section 3.2 of the Acoustic assessment by Acoustic dynamics referenced as 5767R001.DK.220913 and dated 26 September 2022.

Reason: To maintain acoustic amenity and protect surrounding residence from any noise generated by the operation of the development.