

Environmental Health Referral Response - industrial use

Application Number:	DA2022/2081
Proposed Development:	Change of use and construction of a golf club house and associated facilities
Date:	16/03/2023
To:	Maxwell Duncan
Land to be developed (Address):	Lot 2742 DP 752038 , 292 Condamine Street NORTH MANLY NSW 2100 Lot 2742 DP 752038 , 292 Condamine Street NORTH MANLY NSW 2100

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 DA seeks development consent at the existing Warringah Golf Club for a new Golf and Community Club Development, being an ancillary clubhouse and amenities building at the subject site.

A number of expert consultants reports have been submitted.

This review further considers issues such as noise and light spill and is based also on an understanding that no golf course related chemicals will be stored at this location.

Therefore we support the proposal 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 ongoing

Compliance with acoustic engineers recommendations(Acoustic Logics Project 20221047.1), including :

- Operating hours for the licensed premises, not to exceed 7 am to 10 pm, Monday to Sunday.
- Speakers, for the proposed bar are to be vibration isolated from the building structure.
- Maximum patrons to be 320 and distributed for each space as recommended.
- Music speakers within the internal spaces not to exceed spatially averaged sound pressure level of 75dB(A)L10.
- External disposal of bottles and waste including mechanical collection should be done prior to 10 pm and not before 7 am.
- Signage to be displayed at the entrance/ exit reminding patrons to minimise noise from departing premises,

- A complaint register to be maintained on site to monitor and act on any complaints.
- Staff managing people congregating in the carpark at night.

The Plan of Management being updated to include the above measures.

Reason: To minimise noise to neighbouring residential receivers

ON-GOING CONDITIONS THAT MUST BE COMPLIED WITH AT ALL TIMES

Outdoor lighting

Prior to the issue of Occupation Certificate, the Certifying Authority must be satisfied that all outdoor lighting is designed and positioned to minimise any detrimental impact upon the amenity of other premises and adjacent dwellings and that the outdoor lighting complies with the relevant provisions of Australian Standard 1158.3:2005 Pedestrian area (Category P) lighting – Performance and design requirements and Australian Standard 4282:2019 Control of the obtrusive effects of outdoor lighting.

Reason: To protect public health and amenity.