

## Environmental Health Referral Response - industrial use

<b>Application Number:</b>	DA2020/0158
<b>Date:</b>	31/03/2020
<b>To:</b>	Megan Surtees
<b>Land to be developed (Address):</b>	Part Lot 1 DP 584141 , 343 Barrenjoey Road NEWPORT NSW 2106

### 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

Environmental Health has considered the development application based upon information contained with the Statement of Environmental Effects, written by Tomasy Planning Pty Ltd, dated February 2020:

- The applicant proposes a change of use to accommodate a small women's gymnasium.
- Fit-out will not include any works or alteration to the building, i.e. no construction or demolition activities will be undertaken. Mats, gym equipment and storage-related items will be moved into the existing space.
- No more than 6 patrons and 3 staff members will be using the facility at any given time.
- Proposed hours of operation are Monday to Sunday: 6:00am to 8:00pm.
- The gym will be fitted with a single small speaker for music.
- Matted flooring will be installed to minimise noise caused by the dropping of weights.

Taking into consideration the small scale of the proposed gymnasium, together with the type of surrounding premises, Environmental Health considers the potential impact of this proposal to be minimal and recommends approval with 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:

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

#### Lighting

Prior to the issue of an 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 adjacent premises and that the outdoor lighting complies with the relevant provisions of *AS/NZS 4282: 2019. Control of the obtrusive effects of outdoor lighting*.

*Reason: To protect public health and amenity.* (DACHPFPOC8)

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

#### Maximum Occupancy

The maximum occupancy for the entire premises shall be in accordance with the following:

- A maximum of 6 customers on site at any one time.
- A maximum of 3 staff on site at any one time.

*Reason:* (DACHPGOG5)

#### Hours of Operation

The hours of operation are to be restricted to:

Monday to Sunday: 6:00am to 8:00pm

(DACHPGOG5)

#### Noise

Amplified music or any other noise from the premises, must not exceed 5dBA above the background level when measured at any boundary of the premises at any time. In addition, flooring in all areas used for exercise-related activities, must be of a material specifically designed to significantly reduce noise and vibration.

Note: Sound measurements must be carried out in accordance with Australian Standard AS 1055.1-1997.

*Reason:* The protect amenity of the surrounding area and limit disturbance to surrounding  
(DACHPGOG6)