

Environmental Health Referral Response - industrial use

Application Number:	DA2019/1276
To:	Julie Edwards
Land to be developed (Address):	Lot 2 DP 270323 , 2 Tilley Lane FRENCHS FOREST NSW 2086

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

Environmental Health has assessed potential noise impacts from the development on neighboring residents and reviewed the acoustic report and statement of environmental effects submitted as part of the development. Following Environmental Health's assessment, further information and clarification is required before a suitable noise condition can be applied. Therefore, refusal is recommended until such information is received, assessed and satisfies noise requirements.

Given this development (gym) will be located on level 1 above a childcare centre (where 'sleep time' is required for some children), Environmental Health requires further information and clarification on the below.

Statement of Environmental Effects prepared by CWG Property Pty Ltd dated 13 November 2019

Section D20 – Safety and Security on page 14 states the following:

To enter the facility, the member will be required to swipe a valid access card which triggers a release mechanism in the door. If another person enters at the same time an audible beeping alarm is triggered by a tailgate system which alerts members and management.

1. Provide to Council the procedure to responding to an alarm event on a Saturday and/or Sunday when the gym is not staffed. Details on whether the alarm can be automatically or manual turned off.

The Operation Noise Emission Assessment prepared by Acoustic Dynamics dated 18 October

2019

Section 3.3 Structure Borne Noise to Internal Receivers on page 13 states the following:

Acoustic Dynamics advises that the proponent intends to have specific testing conducted to gain an accurate understanding of the floor system required, and to determine the best and most suitable flooring option.

2. The applicant is to provide to Council, details including a report on the proposed flooring to be provided to the gym. The flooring must be noise absorbing and details demonstrating this are to be provided to Council for assessment.

Section 4.1, Recommended Management Plan outlines various control measures recommended by Acoustic Dynamics to control noise from the operation of the development (gym).

3. Therefore Council requires the applicant to develop a Noise Management Plan for the operation of the gym. The management plan must consider all of the measures recommended by Acoustics Dynamics on pages 14 and 15 of The Operation Noise Emission Assessment prepared by Acoustic Dynamics dated 18 October 2019 but not limited to.

This management plan is to be submitted to Council for assessment.

Recommendation

REFUSAL

The proposal is therefore unsupported.

Note: Should you have any concerns with the referral comments above, please discuss these with the Responsible Officer.

Recommended Environmental Investigations Conditions:

Nil.