

Environmental Health Referral Response - industrial use

Application Number:	DA2021/0680
Date:	25/06/2021
To:	Penny Wood
Land to be developed (Address):	Lot 111 DP 11936 , 16 Bangaroo Street NORTH BALGOWLAH NSW 2093

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

Application is for alterations and additions to an existing dwelling and change of use to a childcare centre.

The childcare centre will cater for a maximum of 20 children aged 3-5 and operate 8.00am to 4pm, Monday to Friday.

The applicant has provided an Acoustic Report by Wilkinson Murray Pty Limited dated 17 May 2021 (reference: Report No. 20194 Version C) that includes a number of recommendations.

The applicant has also provided an Operation Plan of Management for the centre that includes a Noise Management Policy Section. The Plan of Management however, will need to be updated to include the recommendations from the Acoustic Report including but not limited to:

- Allowing only a maximum of eight children to play outside in the play area.
- Contact phone number of the centre's director to be made available to neighbours

Recommendation

APPROVAL - 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:

**CONDITIONS TO BE SATISFIED PRIOR TO THE ISSUE OF THE CONSTRUCTION
CERTIFICATE**

Operation Plan of Management Update

An updated Operation Plan of Management is to be prepared to the satisfaction of Councils Environmental Health Team and the Principal Certifying Authority. The updated Operation Plan of Management is to incorporate recommendations from the Acoustic Report by Wilkinson Murray Pty Limited dated 17 May 2021 (reference: Report No. 20194 Version C), including but not limited to:

- Restricting the outside play area to a maximum of eight children at a time; and
- Contact phone number of the centre's director to be made available to neighbours

The updated Operation Plan of Management is to be submitted to Council for assessment and approval by Councils Environmental Health Team.

Reason: To maintain amenity of the surrounding area.

Acoustic Report Recommendations

Prior to the issuing of any Construction Certificate, documentation is to be submitted to the satisfaction of the Principal Certifying Authority that recommendations within the Acoustic Report by Wilkinson Murray Pty Limited dated 17 May 2021 (reference: Report No. 20194 Version C) have been implemented/incorporated into the design of the premises.

Reason: To protect acoustic amenity of surrounding premises. (DACHPCPCC6)

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

Acoustic Report Certification

Prior to any occupation certificate being issued, a further acoustic assessment is to be undertaken by a qualified and experienced person(s) to confirm compliance with recommendations within the Acoustic Report by Wilkinson Murray Pty Limited dated 17 May 2021 (reference: Report No. 20194 Version C), including but not limited to:

- Noise Barrier requirements;
- Mechanical Plant requirements; and
- Indoor Playrooms Requirements.

Any recommendations made by the consultant must be implemented prior to issuing the Occupation Certificate in order to achieve compliance with noted conditions of this consent.

The updated acoustic assessment is to be submitted to the satisfaction of the Principal Certifying Authority.

Reason: To protect acoustic amenity of surrounding premises.

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

Use of Outdoor Play Area

The use of the outdoor play area is to be restricted to a maximum of 8 children at any one time.

Reason: To maintain amenity of the surrounding area.

Compliance with Plan of Management

The requirements of the Operation Plan of Management are to be fully implemented in perpetuity from the issue of any interim / final occupation certificate.

Reason: To maintain a reasonable level of amenity to the area. (DACHPGOG5)