

## Environmental Health Referral Response - industrial use

<b>Application Number:</b>	Mod2022/0722
<b>Proposed Development:</b>	Modification of Development Consent DA2021/2608 granted for Use of Premises (Warehouse 1) as an Indoor Recreation Facility (swim school), internal fit-out, reconfiguration of car parking and signage
<b>Date:</b>	16/01/2023
<b>To:</b>	Thomas Prosser
<b>Land to be developed (Address):</b>	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 proposed modification in relation to the amended acoustic report, consideration of the fit out and plant design against the NSW Health Public Pool and Spa Advisory guidelines and the requirements to be registered with the appropriate regulatory authority.

Consideration of the pool and plant design under the original development application appears to not have been considered in previous responses by Environmental Health. Given the modification proposes changes to the number of water bodies and proposed plant, additional conditions are recommended to be imposed to ensure the pool, pool deck and plant room complies with the guidelines set out by NSW Health for public pools design to prevent waterborne disease prevention and adequate disinfection practices are in place.

A review of the provided amended acoustic report finds its contents satisfactory and conditions are proposed to be amended with the below wording to incorporate the amended acoustic report into the consent.

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

#### Modified condition 7 Acoustic Design Recommendations

Prior to the issuing of any Construction Certificate, documentation is to be submitted to the satisfaction of the Principal Certifier that design recommendations within Section 5 of the document "Operational

Noise Emission Assessment - Proposed Swim School - Warehouse 1 / 100 South Creek Rd, Cromer, NSW" by Acoustic Dynamics dated 25 November 2022 (Reference 5319R002.LB.221124) have been implemented / incorporated into the design of the premises.

Reason: To prevent noise nuisance by using mitigation measures in design

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

### **Public Pool registration**

The public pool must be registered with the Appropriate Regulatory Authority prior to an Occupation Certificate being issued.

Reason: Public Pools are required to be registered with the Appropriate Regulatory Authority.

### **Modify Condition 19 Acoustic Assessment of Design Construction**

Prior to the issuing of any Occupation Certificate, documentation is to be submitted to the satisfaction of the Principal Certifier that all items within Section 5 of the document "Operational Noise Emission Assessment - Proposed Swim School - Warehouse 1 / 100 South Creek Rd, Cromer, NSW" by Acoustic Dynamics dated 25 November 2022 (Reference 5319R002.LB.221124) have been completed.

Reason: To prevent noise nuisance by using mitigation measures in design.

### **Public pool design certification**

The design of the public pool aquatic facility including the pool deck, filtration and dosing systems must be compliant with Chapter 7 of the NSW Health Public pool and Spa advisory guidelines. A report detailing compliance must be demonstrating compliance must be completed by a suitably qualified person and details provided to the certifier prior to the release of the occupation certificate.

Reason: To maintain public health

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

### **Modify Condition 14 Acoustic controls - Noise prevention**

All items within Section 5 of the document "Operational Noise Emission Assessment - Proposed Swim School - Warehouse 1 / 100 South Creek Rd, Cromer, NSW" by Acoustic Dynamics dated 25 November 2022 (Reference 5319R002.LB.221124) must be maintained in perpetuity.

Reason: To prevent noise nuisance by using mitigation measures.