

Environmental Health Referral Response - industrial use

Application Number:	DA2023/0294
Proposed Development:	Change of use and fitout of Warehouse 7 and 8 for the purpose of a indoor recreation facility
Date:	01/06/2023
To:	Gareth David
Land to be developed (Address):	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

General Comments

The Proposal seeks consent for the change of use and fit out of Warehouses 7 and 8 for the purpose of a trampoline facility (indoor recreation facility). The future end user is identified as Bounce Inc.

An Operational Noise Emission Assessment (dated 9 March 2023) for the Proposal was prepared by Acoustic Dynamics. The Assessment concluded that acoustic risks associated with the Proposal can be adequately controlled and provided a number of recommendations.

The Assessment considered the emission of noise from the following sources:

- Internal operations;
- Mechanical plant (kitchen exhaust fan, A/C condenser fan and toilet exhaust fan);
- Vehicle movements; and
- Patron and staff movements.

The following sensitive receivers were identified in the Assessment:

- Proposed residential receivers located within 4-8 Inman Road (east);
- Residential receivers on Orlando Road (north); and
- Industrial receivers located within 4-8 Inman Road (north/south).

The planned hours of operation for the facility are 9 am to 9 pm Monday to Sunday.

Environmental Health supports the Proposal provided that the recommendations and advice included in Section 6. of the Assessment are included as conditions.

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

Noise Mitigation

Prior to the issue of any Construction Certificate, details of constructions systems and mechanical systems must be submitted to a suitably qualified acoustic consultant for approval.

Reason: To ensure that noise emission is mitigated and to verify that the construction systems and mechanical systems comply with the recommendations detailed in the Operational Noise Emission Assessment (dated 9 March 2023) prepared by Acoustic Dynamics.

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

Noise Management Plan - Prior to Occupation Certificate

Prior to the issuing of an Occupation Certificate, a noise management plan incorporating the recommendations detailed in Section 6. of the Operational Noise Emission Assessment prepared by Acoustic Dynamics (dated 9 March 2023) must be prepared and submitted to Council for approval.

Reason: To minimise noise nuisance to sensitive receivers.

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

Deliveries, waste and recycling collection hours

Deliveries, waste and recycling collection from the site is to be carried out between 7am and 10 pm only to minimise noise.

Reason: To minimise noise nuisance to sensitive receivers.

Noise Management Plan - On-Going

The noise management plan incorporating the recommendations detailed in Section 6. of the Operational Noise Emission Assessment prepared by Acoustic Dynamics (dated 9 March 2023) and approved by Council prior to Occupation Certificate, must be complied with in perpetuity.

Reason: To minimise noise nuisance to sensitive receivers.

Internal Operations

1. Only openings on the west-facing facade are permitted to be open during operations. All other openings must remain shut.
2. Any air compressors used to inflate systems must be located internally within the warehouse.
3. Noise from music must not exceed LAeq(15 min) 75 dB. The maximum internal reverberant sound pressure level can be set to ensure the adjacent receivers are not adversely affected by

the operation of the subject gym, following the fit out of the premises and the installation of the speaker system.

4. Low frequency speakers (sub-woofers) should not be used, and all speakers are to be mechanically isolated from the building structure.

Reason: To minimise noise nuisance to sensitive receivers.