

Environmental Health Referral Response - industrial use

Application Number:	DA2025/0764
Proposed Development:	Alterations and additions to Long Reef Golf Club clubhouse
Date:	02/07/2025
To:	Thomas Burns
Land to be developed (Address):	Lot 1 DP 1144187 , Anzac Avenue COLLAROY NSW 2097

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

Included with the proposal is an acoustic report which provides detail which seeks to manage noise from the premises.

Included in the report are a number mitigation measures such as construction, design and building elements, a detailed Construction Noise and Vibration Management Plan, a process for assessing mechanical and other plant design, and management of proposed outdoor areas.

Also accompanying the proposal is a detailed Operational Management Plan.

Environmental Health supports the proposal and recommends and number of conditions of development consent.

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

Mechanical Plant - Acoustic Assessment

Prior to the issuing of an Construction Certificate, a detailed acoustic assessment of the proposed building services is undertaken to determine the exact acoustic mitigation measures required.

Details demonstrating compliance are to be submitted to the Principal Certifier.

Reason: To ensure that the mechanical ventilation system and plant complies with noise emission criteria.

CONDITIONS TO BE COMPLIED WITH DURING DEMOLITION AND BUILDING WORK

Compliance with Acoustic Report

All recommendations pertaining to construction and building elements, requirements as outlined in the acoustic report titled "Long Reef Golf Club Redevelopment – DA Acoustic Assessment" by Pulse White Noise Acoustics, dated 11 June 2025, project number 240662 must be implemented.

Reason: To ensure appropriate noise mitigation by design.

Construction Noise and Vibration Management Plan

Throughout all stages of demolition and construction, the requirements of the Construction Noise and Vibration Management Plan as outlined in the acoustic report titled "Long Reef Golf Club Redevelopment – DA Acoustic Assessment" by Pulse White Noise Acoustics, dated 11 June 2025, project number 240662 must be complied with.

Reason: To manage noise impacts on nearby receivers throughout the demolition and construction phases of the development.

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

Certification of Acoustic Measures

Before the issue of an occupation certificate, a suitably qualified person must provide details demonstrating compliance to the principal certifier that the acoustic measures have been installed in accordance with the acoustic report approved under this consent.

Reason: To protect the amenity of the local area.

Mechanical Ventilation Certification

Prior to the issuing of an Occupation Certificate, certification is to be provided from the installer of the mechanical ventilation system that the design, construction and installation of the mechanical ventilation system is compliant with the requirements of AS1668 The use of mechanical ventilation.

Details demonstrating compliance are to be submitted to the Principal Certifier.

Reason: To ensure that the mechanical ventilation system complies with the design requirements.

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

Acoustic Requirements - On-going

Compliance with the recommendations within acoustic report titled "Long Reef Golf Club Redevelopment – DA Acoustic Assessment" by Pulse White Noise Acoustics, dated 11 June 2025, project number 240662.

Reason: To prevent a noise nuisance to any neighbouring residential receiver.

Operational Management Plan

Ongoing compliance with the Operational Management Plan Ver 1.1 dated 24 April 2025 is to be complied with for the life of the development

Reason: To manage potential noise impacts on surrounding receivers