

Environmental Health Referral Response - industrial use

Application Number:	Mod2025/0212
Proposed Development:	Modification of Development Consent DA2019/0278 granted for use of premises as an indoor recreation facility
Date:	12/05/2025
To:	Jordan Howard
Land to be developed (Address):	Lot 1 SP 23069 , 1 / 1 Moore Road FRESHWATER NSW 2096

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 is supported by an acoustic report which proposes a number of measures to be implemented to reduce noise impact to neighbouring tenancies and other receivers/

The proposal is therefore supported with a number of conditions of consent recommended.

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:

DEVELOPMENT CONSENT OPERATIONAL CONDITIONS

Acoustic Review

Within 30 days from the operations commencing under the terms of this consent, an acoustic review of the findings and recommendations of Pulse White Noise Acoustic (18 February 2025 - project number 250047) and any additional requirements at OC acoustic review stage; shall be carried out on site (during a busy period of trading) and any necessary action to obtain acoustic compliance, shall be completed within a further 30 days of the assessment. The report associated with the compliance testing is to be furnished to Council for its records.

Reason: To ensure acoustic compliance in an operational situation.

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 by Pulse White Noise Acoustic (18 February 2025 - project number 250047) approved under this consent.

Reason: To protect the amenity of the local area.

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

Acoustic Requirements - On-going

Compliance with the recommendations within the Acoustic report by Pulse White Noise Acoustic (18 February 2025 - project number 250047) and any additional requirements at OC review stage.

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