

Environmental Health Referral Response - industrial use

Application Number:	DA2023/0998
Proposed Development:	Alterations and additions to a Community Facility. Crown land - Part Lot 2797 DP820312, Lot 1 DP909023 & Lots 21 to 23 Section 2 DP975183 - Part Reserves D500403 and R64997 for Public Recreation - Freshwater Surf Life Saving Club
Date:	21/01/2025
To:	Maxwell Duncan
Land to be developed (Address):	Lot 1 DP 909023 , 9999 The Esplanade 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

Environmental Health has been requested to consider this proposal in respect of the potential for noise nuisance. The proposal is accompanied by and acoustic report and operation plan of management which outlines a number of noise mitigation measures which are supported with the recommendation of a number of consent 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 WHICH MUST BE COMPLIED WITH PRIOR TO THE ISSUE OF THE OCCUPATION CERTIFICATE

Mechanical Ventilation

Prior to the issuing of an Occupation Certificate, a detailed mechanical plant noise emission assessment should be undertaken by a qualified acoustic consultant to ensure compliance with Warringah DCP noise criteria for mechanical plant.

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

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

Acoustic Requirements

Compliance with the recommendations and any required acoustic treatments within the Acoustic Assessment by titled "noise emission assessment" by B Plus A Pty Ltd dated 15 November 2024 and any additional requirements at OC review stage.

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

ON-GOING CONDITIONS THAT MUST BE COMPLIED WITH AT ALL TIMES**Acoustic Requirements - On-going**

Compliance with the recommendations within the Acoustic Assessment by titled "noise emission assessment" by B Plus A Pty Ltd dated 15 November 2024 and any additional requirements at OC review stage.

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

Plan of Management

Compliance with the document titled "Operational Management Plan – Freshwater SLSC Building" must be complied with on an ongoing basis for the life of the development

Reason: To ensure the safety and security of staff and patrons and to ensure potential amenity impacts are reduced