

Environmental Health Referral Response - industrial use

Application Number:	DA2020/1233
Date:	27/10/2020
To:	Lashta Haidari
Land to be developed (Address):	Lot 20 DP 1242304 , 68 - 90 Evans Street 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

Application is for a new bowling green for use by members of the Harbord Diggers Club and their guests. The bowling green will also be a licensed area.

The SEE advises the following with noise:

Noise impacts are expected to be minimal as all activities conducted on the green are low volume activities. Furthermore, the bowling green will only be operational during daylight hours, that is 8.30am to 5.30pm. No late night use is proposed. In the event of a noise complaint, a complaint register has been set up and club management are onsite to address any noise complaints.

The use of a bowling green on the upper ground level terrace has the potential to cause noise impacts on residences within the adjacent Watermark Retirement Village, particularly given the Retirement Village surrounds the proposed bowling green on three sides in an amphitheatre like manner.

Potential noise impacts include:

- Noise from patrons using the bowling green/socialising around the Bowling Green.
- Noise from any amplified music. The applicant has not provided any information if there will be any amplified music and related controls; and
- Noise from any PA system used for announcements.

The Applicant has provided a letter by Acoustic Logic Pty Ltd dated 25 September 2020 (Reference: 20200770.2/2509A/R2/AW). However, this is only a letter reviewing the potential acoustic impacts of the proposed Bowling Green with some recommendations.

A comprehensive acoustic assessment by a suitably qualified and experienced professional such as an Acoustic Engineer is required in order to undertake a full assessment of the noise impacts from the proposed application.

The acoustic assessment will need to assess noise impacts of the proposed application on nearby residences in accordance with relevant industry standards including the EPA Noise Policy for Industry.

The applicant has also provided an Operational Plan of Management with some noise controls.

The acoustic letter advises that noise intensive uses, such as barefoot bowls are not proposed to be undertaken however, this is not evident within the Operational Plan of Management as it is mentioned as a use in the COVID19 restrictions section of the plan.

The Operational Plan of Management will need to be updated to include recommendations from the acoustic assessment, measures for amplified music, measure for PA systems and if applicable measures for restricting noise intensive uses such as barefoot bowls.

Recommendation

REFUSAL

The proposal is therefore unsupported.

Note: Should you have any concerns with the referral comments above, please discuss these with the Responsible Officer.

Recommended Environmental Investigations Conditions:

Nil.