

Environmental Health Referral Response - industrial use

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| Application Number: | DA2019/0287 |
| To: | Phil Lane |
| Land to be developed (Address): | Lot 51 SP 58961 , 51 / 1 - 5 Collaroy Street 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

Environmental Health have examined 2 issues; Noise and Toilet Facilities

Noise

Based on the the proposed

" trading hours

o Monday – Friday

9.30am -10.30am – group training

3.50pm – 5.15pm – group training (kids)

5.15 pm – 7.15pm – group training (adults)

o Monday and Wednesday

7.15pm – 8.15pm – group training (adults)

o Saturday

9.00am – 10am – group training (adults)"

and the design of the building noise can be controlled within the occupancy, and as there are no weights proposed vibration should not be an issue. Therefore an acoustic report is not required

However,

Toilet facilities have not been addressed at all in regard to capacity for all occupancy's in the Strata including the 20 clients (plus 1 trainer) as well as any lesson arrival/departure overlap.

Additional Information Required;

The applicant will need to provide details of the other (non residential) units occupancy numbers (plus their 20 plus 1 occupants) in relation to the number of sanitary facility's and demonstrate compliance with the National Building Code before approval can be considered.

In anticipation of adequacy details being supplied, draft conditions for the DA are provided now so as not to delay the process.

Recommendation

REFUSAL

Recommended Environmental Investigations Conditions:

DEVELOPMENT CONSENT OPERATIONAL CONDITIONS

NOISE

1. The use of the premise including any amplified music must be controlled so that any emitted noise is at a level so as not to create an “offensive noise” as defined in the Protection of the Environment Operations Act 1997 to any affected receiver and compliance with The Noise Policy for Industry NSW EPA, 2017.

2. The applicant and/or operator is to produce a Noise Management Plan addressing the following:

- a. Measures to minimise noise to nearby residential properties by general operations, equipment and patrons.
- b. Provide details on the gyms website and at the front counter of the contact person who is responsible for addressing noise complaints.
- c. Keep a log of any complaints received and what actions were taken to address the complaint.
- d. An outline of the methods to manage any noise complaints received.
- e. Compliance with The Noise Policy for Industry NSW EPA, 2017.

Reason: To ensure that any noise generated does not cause a nuisance to adjoining premises