

Environmental Health Referral Response - industrial use

Application Number:	DA2024/1571
Proposed Development:	Use of Premises as a recreation facility (indoor), fitout and signage
Date:	04/12/2024
To:	Adam Croft
Land to be developed (Address):	Lot 501 DP 875858 , 3 Minna Close BELROSE NSW 2085

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

Consent is being sought for the change of use to a gymnasium with associated fit-out and signage.

The development is intended to be undertaken on the ground floor tenancy of a 3 floor commercial building.

In consideration of the proposal, the applicant has provided and Plan of Management for management of patrons and associated matters relating to the operation of the business.

An acoustic report has also been provided which has identified potential noise impact receivers and proposed measures to mitigate noise.

The proposal is acceptable with the recommendation of 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 acoustic report titled Acoustic & Vibration Impact Report by ANAVS-ACOUSTIC NOISE & VIBRATION SOLUTIONS P/L Dated September 24, 2024 Reference No.: 2024-227, 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

Acoustic Design Recommendations

Prior to the issuing of any Construction Certificate, documentation is to be submitted to the satisfaction of the Principal Certifier that design recommendations within the acoustic report titled Acoustic & Vibration Impact Report by ANAVS-ACOUSTIC NOISE & VIBRATION SOLUTIONS P/L Dated September 24, 2024

Reference No.: 2024-227 have been implemented / incorporated into the design of the premises.

Reason: To prevent noise nuisance by using mitigation measures in design.

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

Plan Of Managment

The Plan of Management titled Plan of Management, Issue A – August 2024 Prepared by Archispectrum is to be complied with at all times during the course of the development

Reason: To ensure potential noise impacts are mitigated