

## Environmental Health Referral Response - industrial use

<b>Application Number:</b>	Mod2025/0476
<b>Proposed Development:</b>	Modification of Development Consent No. 85/153 granted for ten tennis courts, being a recreational facility and the floodlighting of the tennis courts
<b>Date:</b>	01/09/2025
<b>To:</b>	Adriana Bramley
<b>Land to be developed (Address):</b>	Lot 8 DP 1249992 , 163 Manning Street NORTH BALGOWLAH NSW 2093 Lot 1 DP 1249992 , 163 Upper Clontarf Street NORTH BALGOWLAH NSW 2093

### 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 proposed modification seeks to reconfigure two existing hardcourt tennis courts into three panoramic padel courts, two additional pickleball courts, and install replacement fencing and new lighting.

Whilst Environmental Health does not object in principal to the proposal it is considered that an acoustic report (not included with the proposal) is required to address potential noise issues, and any mitigation measures (if required).

Whilst it is acknowledged that there is a vegetation buffer to some residential properties, Environmental Health considers that a robust acoustic report would provide confidence in providing concurrence on the development.

### 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.