

Environmental Health Referral Response - industrial use

Application Number:	DA2023/0720
Proposed Development:	Alterations and additions to Recreation Facility Outdoors
Date:	28/06/2023
To:	Olivia Ramage
Land to be developed (Address):	Lot 1432 DP 752038 Lot 1431 DP 752038 Part Lot 7147 DP 1023285 , 0 Vista Avenue BALGOWLAH HEIGHTS NSW 2093 Lot 1432 DP 752038 Lot 1431 DP 752038 Part Lot 7147 DP 1023285 , 0 Vista Avenue BALGOWLAH HEIGHTS 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 DA as per the Architectural Drawings & other Reports is for the following works at Bareena Park Tennis Club:

1. COURT LIGHTS UPGRADE:

Installation of eight poles (each minimum 7 metres in height) to accommodate 12 LED back shield lights to three of the five courts at BPTC.

2. EXTENDED OPERATION HOURS:

Night lights will increase the proposed BPTC operating hours on the existing courts Nr. 1-3 by approximately 5 hours in mid-winter and approximately 2 hours in mid-summer as per a schedule supplied.

Also the applicant advises:

The tennis facility is under lease from Manly Council to Bareena Park Tennis Club.

Past applications include DA 68/1999 & DA 60/2008 for old technology floodlights that was refused by the Council

back then but with this proposal the courts will have LED lights to better control & target artificial light using adaptive

controls to maximise the use of latest lighting technology to prevent light spill and unnecessary light output that could

be detrimental to adjoining neighbouring properties.

BPTC is a successful vibrant tennis facility used by the local community. Tennis court lighting is essential at all tennis

clubs due to the changing patterns of play and participation. Night tennis, especially on weeknights, is often the only

time that working people can participate in tennis and if courts are not lit the participation opportunities are significantly

reduced. The upgraded facility with the addition of lights to some of the club courts will be an improvement that would

enable BPTC to offer a wide range of tennis services to the local Balgowlah community. Club members

and local residents fully support the Bareena Tennis Club's application to install lights on three of its five courts so that BPTC could offer night tennis to the local community – refer to the petition signed by hundreds of locals.

BPTC have consulted the owners of the neighbouring houses adjoining the tennis club and have made known its intention to lodge this DA in writing by way of letterbox drop at the end of last year.

Environmental Health is concerned with:

- 1, Light spill and glare
2. Noise from players and tennis balls.

It appears no acoustic impact assessment has been carried out, while noise was addressed within the SEE, Environmental Health would like to review a report by an appropriate qualified and experienced person showing the noise impacts and mitigation measures proposed from this intensification of the use outside day time hours.

We consider the proposals impact as "industrial" development within a "Residential" area. As such we consider any additional noise from 9pm to potentially adversely impact on residential amenity; and similarly with the impact of proposed elevated lighting. Environmental Health does not support the current proposal but may support operations until 9pm any day if these matters are addressed.

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.