

Environmental Health Referral Response - industrial use

Application Number:	Mod2022/0587
Date:	22/11/2022
To:	Julie Edwards
Land to be developed (Address):	Lot 10 DP 655639 , 509 Pittwater Road BROOKVALE NSW 2100

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 has reviewed the Modification Application of Development Consent DA2019/087 for the change of hours of operations to an existing indoor recreation facility.

When the original DA (DA2019/0875) was approved the facility operated as a gymnasium. The facility now operates as an axe throwing venue.

This Modification proposes the following changes to the current hours of operation:

- Saturday, Sunday and Public Holidays: 8:00 am to 8:30 pm (currently 8:00 am to 6:00 pm).

This would move operations into the "evening" period (6 pm - 10 pm) as defined by the Noise Policy for Industry on the above listed days. It is noted that the facility currently operates during the "evening" period between Monday and Friday.

The surrounding area is generally characterized by commercial and industrial development. However, a residential building is located approximately 50 m west of the facility. The proposed change creates the potential for noise generated by the facility to impact upon the residence to the west during the "evening" period on Saturday, Sunday and Public Holidays which is a period when people could reasonably expect to enjoy peace and quiet.

According to the Statement of Environmental Effects, all activities will be supervised with only non-amplified background music played and the door to the venue will be kept closed during open hours. Environmental Health recommends these noise control measures are included as conditions to protect the amenity of surrounding sensitive receivers.

Recommendation

Supported - 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:

ON-GOING CONDITIONS THAT MUST BE COMPLIED WITH AT ALL TIMES

Amplified noise management

The use of amplified sound equipment and public address systems is not permitted, unless located entirely within the facility and used in such a manner that the noise cannot be heard in any habitable room of any residential premises.

Reason: To protect surrounding residence from any noise generated by the operation of the development.

External doors

External doors are to remain closed during operating hours.

Reason: To protect surrounding residence from any noise generated by the operation of the development.