

June 25, 2026

Att: Sebastien Duay

Application: DA-2025-331

Re: Acoustic Review – Fitness Centre, Shop 3, 148 Channel Hwy, Tarooma

Enfield Acoustics has been engaged by the Permit Applicant to review the above application for a Fitness Centre at Shop 3, 148 Channel Hwy, Tarooma (Subject Land).

This memorandum has been prepared in response to Council's RFI dated 9 December 2025:

Item 3 – Information provided is not adequate

Given the proposed operating hours of 5:00 am to 10:00 pm, seven days per week, and the site's proximity—within 50 metres of a residential zone—it is considered necessary for the applicant to obtain specialist acoustic advice. Council's Environmental Health Team has managed several complex noise cases involving gyms in Kingborough in recent years and notes that noise issues are most likely to arise where gym activities occur near residential properties and during early morning operating periods. Both risk factors apply to the current proposal, and it is therefore important that potential noise effects are appropriately assessed at the development application stage.

Accordingly, please provide a letter from a suitably qualified noise consultant demonstrating that the proposal will comply with either Acceptable Solution A1 or Performance Criterion P1 of clauses 20.3.1 and 20.3.2 of the Kingborough Interim Planning Scheme 2015. Environmental Health has refined the request to require a letter rather than a full report based on the updated proposal details. If the applicant has ongoing concerns or wishes to discuss this matter further, Environmental Health is happy to speak with them directly.

Planning Scheme clauses 20.3.1 and 20.3.2 (Use Standards) are cited overleaf.

The Permit Applicant proposes to demonstrate compliance with:

- P1 of clause 20.3.1, because the proposed hours are outside of the A1 hours.
- A1 of clause 20.3.2, noting that based on our assessment, we expect that the noise emission standards will be achievable.

20.3.1 Hours of Operation

Objective:	
To ensure that hours of operation do not have unreasonable impact on residential amenity on land within a residential zone.	
Acceptable Solutions	Performance Criteria
<p>A1</p> <p>Hours of operation of a use within 50 m of a residential zone must be within:</p> <p>(a) 7.00 am to 9.00 pm Mondays to Saturdays inclusive;</p> <p>(b) 9.00 am to 5.00 pm Sundays and Public Holidays.</p> <p>except for office and administrative tasks.</p>	<p>P1</p> <p>Hours of operation of a use within 50 m of a residential zone must not have an unreasonable impact upon the residential amenity of land in a residential zone through commercial vehicle movements, noise or other emissions that are unreasonable in their timing, duration or extent.</p>

20.3.2 Noise

Objective:	
To ensure that noise emissions do not cause environmental harm and do not have unreasonable impact on residential amenity on land within a residential zone.	
Acceptable Solutions	Performance Criteria

<p>A1</p> <p>Noise emissions measured at the boundary of a residential zone must not exceed the following:</p> <p>(a) 55dB(A) (LAeq) between the hours of 7.00 am to 7.00 pm;</p> <p>(b) 5dB(A) above the background (LA90) level or 40dB(A) (LAeq), whichever is the lower, between the hours of 7.00 pm to 7.00 am;</p> <p>(c) 65dB(A) (LMax) at any time.</p> <p>Measurement of noise levels must be in accordance with the methods in the Tasmanian Noise Measurement Procedures Manual, second edition, July 2008, issued by the Director of Environmental Management, including adjustment of noise levels for tonality and impulsiveness.</p> <p>Noise levels are to be averaged over a 15 minute time interval.</p>	<p>P1</p> <p>Noise emissions measured at the boundary of a residential zone must not cause environmental harm within the residential zone.</p>
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For proposed operating hours before 7am and after 9pm, we consider that meeting the A1(b) and A1(c) of clause 20.3.2 as well as the Acoustic Environment Indicator Levels (AEIL) of the Environment Protection Policy (Noise) 2009 (EPP) adequately demonstrates that P1 of clause 20.3.1 is satisfied. We note that L_{max} noise levels are most appropriate to use for gymnasiums, because noise impacts from weights dropping or racking is impulsive and transient.

Table 1 – Acoustic environment indicator levels

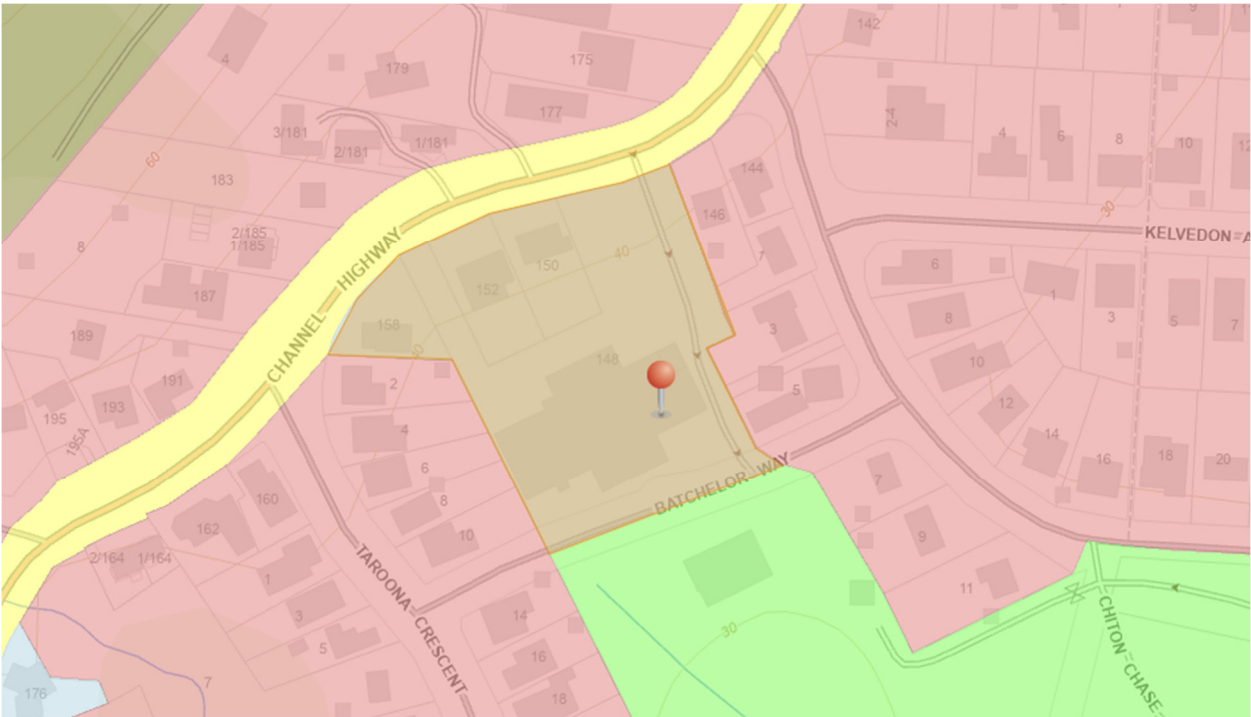
Specific environment	Critical health effect(s)	L_{Aeq} [dB(A)]	Time base [hours]	$L_{Amax\ fast}$ [dB]
Outdoor living area	Serious annoyance, daytime and evening	55	16	-
	Moderate annoyance, daytime and evening	50	16	-
Dwelling, indoors	Speech intelligibility & moderate annoyance, daytime & evening	35	16	-
Inside bedrooms	Sleep disturbance, night-time	30	8	45
Outside bedrooms	Sleep disturbance, window open (outdoor values)	45	8	60

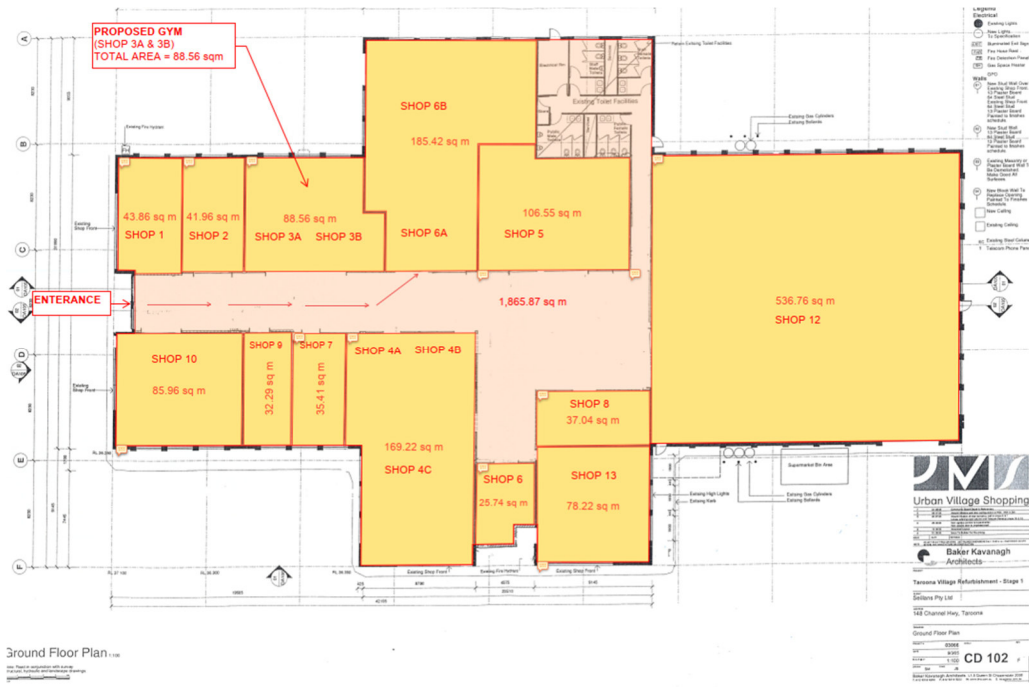
Site Analysis

We have reviewed the application plans and note the following qualitative benefits with regard to risk of noise impacts:

- The Subject Land is within an existing retail building (Local Business Zone).
- While there is Low Density Residential Zoning to the west and east of the retail land, the Subject Land (Shop 3) is setback and well shielded from the residential interfaces, with only one façade orientated to the south.
- To the south, on the opposite side of Batchelor Way, is a Recreation Zone and without dwellings.
- The closest dwelling and likely the only dwelling with any clear line-of-sight to the Subject Land is 5 Nubeena Crescent, approximately 25m east of the Subject Land windows.
- Windows on the exposed façade facing to the south are limited to highlight windows, which could be further attenuated in the future if noise impacts do occur. The façade is otherwise understood to be rendered masonry blockwork.

The site context is shown overleaf on the markups and photograph.





Proposed Noise Management

The Permit Applicant has also proposed the following operational details to minimise noise impacts:

- 15mm commercial grade rubber flooring finish
- Lifting platforms on 50mm thick pads
- Rubber bumper plates on machines.
- High-density rubber coated dumbbells
- Shock/sound absorbing material on racks to eliminate any metal-on-metal contact
- Quite background music on a single TV (no PA or sound system). Members will generally wear headphones if they want music.
- Self-directed fitness (i.e. no group classes/training, no outdoor training, doors to the gym always shut and there is only internal access into the gym from the shopping centre hallway.
- Member awareness program and signage to actively encouraging members to not drop weights.

Impact Risk Assessment

We consider that the risk of noise impacts occurring from this application will be low on the following basis:

- Typically, gymnasiums and other fitness centres generate noise impacts by one of the following ways:
 - Amplified music and voices, in particular where larger sound systems are used or where there are classes, group or high intensity type training sessions proposed. That is not the case with this application, noting that this proposal is for self-directed fitness and workouts. Only background or ambient music is proposed through a TV and the operation is not reliant on music for the type of membership proposed. This application is more akin to personal workouts that occur in a home, other than it being a commercial space with membership.
 - Structure-borne noise from heavy impacts (e.g. free weights dropping on the ground). This is a common issue when dwellings are either sited within the same building (i.e. a mixed use development) or when directly abutting. That is not the case with this application, noting again that there is at least a 25m buffer and the exposed façade of the Subject Land is generally orientated away from sensitive uses.

To assess the likely numerical impacts at the nearest sensitive receptor, we have reviewed empirical data from a previous noise and vibration survey our firm carried out at another operating gym, on behalf of Council.

Field Survey: Kingston Beach

We carried out a noise and vibration impact assessment in response to complaints from a resident with a property abutting a gym that was generating impulsive noise, primarily from the dropping of weights. While those particular measurements cannot be directly compared to the site context under this application (because the sensitive receptor was much closer at <5m), it is useful for extrapolation.

- Vibration impacts were not observed even at this close distance (<5m from the gym façade), with all vibration measurements being less than normally acceptable thresholds. We note that it is atypical for gyms to generate excessive vibration, rather vibration is commonly confused with structure-borne noise when a sensitive use is structurally connected to the same building as a gym.
- Noise impacts ranged 48dB(A) to 73dB(A) L_{max} for various weight equipment, at approximately 3m outside of the gym. These levels would reduce to 30dB(A) to 55dB(A) L_{max} at a setback of 25m.
- Noise impacts from outside to inside of a dwelling are typically 20-25dB less, noting similar was observed in this field survey. The likely noise impacts inside the dwelling identified at the 25m setback would therefore be 10dB(A) to 35dB(A) L_{max} .
- From the above extrapolation, the noise impacts are predicted to comply with both the outside and inside AEIL's of the EPP noted earlier in this document, being 60dB(A) and 45dB(A) L_{max} respectively.
- The predicted L_{max} level would also comfortably comply with clause 20.3.2 A1(c).
- While the L_{eq} metric is not typically relevant to this type of noise source, it is typically found to be >20dB below the L_{max} metric for impulsive type noise sources and gyms, also comfortably meeting the AIEL's and clause 20.3.2 A1(a) and (b).

Based on the above assessment, we expect that:

- Noise impacts will comfortably comply with the most stringent night period AEIL's and clause 20.3.2 A1 at the closest sensitive receptor (25m).
- It is implausible that there will be any vibration impacts.

We are therefore satisfied that a planning permit can be approved and issued by Council for this application on the basis of compliance with:

- Clause 20.3.1 P1
- Clause 20.3.2 A1

We recommend that the following conditions (or similar) are cited on the permit::

1. *Hours of use shall be limited to 5am-10pm all days.*
2. *Use and development of the Fitness Centre must be in accordance with the management conditions referred to above (refer to Page 6), including resilient floor finishes, shock pads and bumpers.*
3. *Equipment and floor finishes must be maintained at all times in accordance with the management conditions referred to above.*
4. *At any time Council may request the operator/owner of the land to carry out noise testing. This must be undertaken by a suitably qualified acoustic consultant to confirm that the use complies with the noise standards of clause 20.3.2 of the planning scheme and EPP Acoustic Environment Indicator Levels. Where non-compliance is measured, rectification works shall be carried out and re-tested prior to commencement of the use, until compliance is demonstrated to the satisfaction of Council. A report shall be provided by the consultant to Council, confirming that any testing carried out was representative of all relevant sources of noise related to the use.*

Signed and dated 25 June 2026.



Darren Tardio
Director
Enfield Acoustics Pty Ltd