

## Environmental Health Referral Response - industrial use

<b>Application Number:</b>	Mod2025/0220
<b>Proposed Development:</b>	Modification of Development Consent DA2022/2152 granted for Demolition works and subdivision of land into 8 lots including tree removal and infrastructure work
<b>Date:</b>	21/05/2025
<b>To:</b>	Maxwell Duncan
<b>Land to be developed (Address):</b>	Lot 3 DP 210342 , 128 Crescent Road NEWPORT NSW 2106 Lot 21 DP 545339 , 57 The Avenue NEWPORT NSW 2106 Lot 1 DP 503390 , 126 Crescent Road NEWPORT NSW 2106 Lot 2 DP 210342 , 55 The Avenue NEWPORT NSW 2106 Lot 111 DP 556902 , 122 Crescent Road NEWPORT NSW 2106 Lot 112 DP 556902 , 122 Crescent Road NEWPORT NSW 2106 Lot LIC 188424 , 122 Crescent Road NEWPORT NSW 2106

### 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

Approval is sought for:

A minor amendment to the design and extent of the passing bay at the centre of the site, as well as modification of a number of conditions of consent relating to "title" matters, and a condition of consent relating to a "use" matter.

No of the proposed modifications alter previous conclusions made in relation to this referral response.

### Recommendation

APPROVAL - no 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:

Nil.