

Environmental Health Referral Response - industrial use

Application Number:	DA2024/1409
Proposed Development:	Reconfiguration of the existing marina to a nine (9) berth marina and subdivision into eight (8) lots including: concept building envelopes for boat sheds on proposed Lots 5 and 6; associated landscaping and demolition; and extension to an existing seawall and associated land reclamation
Date:	21/10/2024
To:	Nick England
Land to be developed (Address):	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 Lot 295 DP 820302 , 122 Crescent Road NEWPORT NSW 2106 Lot 295 DP 820302 , 122 Crescent Road NEWPORT NSW 2106 Lot 3 DP 210342 , 128 Crescent Road NEWPORT NSW 2106 Lot 1 DP 503390 , 126 Crescent Road NEWPORT NSW 2106 Lot 111 DP 556902 , 124 Crescent Road NEWPORT NSW 2106 Lot 295 DP 820302 , 122 A 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

The proposal involves some demolition however no earthworks or excavation is proposed.

The ongoing use of the marina berths themselves pose no expected amenity impacts in terms of unreasonable noise generation, however the building works stage has the potential to create noise nuisance.

The construction management plan as noted in the statement of environmental effects is to be provided prior to the issue of a construction certificate.

Environmental Health supports the proposal and recommends a condition of consent for noise mitigation measures to be put in place during works as part of the construction management plan.

Recommendation

APPROVAL - 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:

CONDITIONS TO BE SATISFIED PRIOR TO THE ISSUE OF THE CONSTRUCTION CERTIFICATE

Construction Management Plan

A construction management plan as described by section 5.7.4 of the Statement of Environmental Effects is to include additional measures to ensure noise and vibration are appropriately managed through the during of the works., Details are to be supplied to the satisfaction of the Principal Certifier

Reason: To assist in preserving the amenity of the area during works.