

Environmental Health Referral Response - industrial use

Application Number:	Mod2019/0440
To:	Renee Ezzy
Land to be developed (Address):	Lot 315 DP 822344 , 1 Queens Parade 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

And inspection was carried out on 30 September 2019 to look at Environmental Health related issues. The proposal is essentially to double the number of boats stored/ serviced on the existing hard stand open area from 4 to 8 which has been recently occurring and has resulted in EPA and Council involvement .

The industrial servicing, painting, defouling is the significant matter of interest to Environmental Health however it is noted that the business is operating a Scheduled Activity and is therefore licenced by the NSW EPA . Their licence limit of boats to be serviced has been exceeded based on Councils previous DA restrictions.

The significant issue here being management of chemical compounds as a result of boat maintenance activities.

There appears to be no requirement that boats be serviced under cover or in an enclosure. The storage of boats and the activity of servicing of boats is an historically blurred line, storage and servicing can be separate activities. Significantly the whole hard stand area has been EPA compliant with the exception of boat numbers and size, hence the DA Mod application.

With regard to runoff water from the uncovered area and potential environmental pollution, it was observed that a system approved by the EPA and Sydney Water was installed and is functioning as designed and is being properly managed and records updated on a daily basis. This system is not impacted by the proposal as the surface area being treated is not increasing.

In summary; this system insures that material washing from the hardstand enters a (10,000 L) tank and stored for treatment before being pumped to the sewer and there is a " first flush" type system in operation, where by any excessive rain exceeding tank capacity will be diverted (after initial pollution items are removed) then entering Pittwater as rain water run off only. No additional implications to what is currently occurring are expected as a result of the proposal.

The other issue considered is noise implications and wind blown material. The operations will be similar to that carried out currently and it is noted that the currently approved number of boats (4) on the hard stand is not regulated in the size (by Council) but restricted more by site availability; in other words eight smaller boats proposed may equal the work involved to 2 very large boats being worked on on site work. Visually the nearest affected dwellings are across water to the north at some distance but it is noted that sound carries effectively over water. The building on site partly screens the activities to

neighbours.

Work carried out on the north western hardstand area could potentially result in noise and windblown material; similar to what could occur presently. There is a curtain screen on the deck in this area for the purpose of catching wind blown material. Noise can be reduced by minimising noisy activity in this specific area or by acoustic screening should a nuisance eventuate.

Therefore Environmental Health has no objections

Recommendation

APPROVAL - subject to conditions

Recommended Environmental Investigations Conditions:

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

Ensure on going management of Pollution avoidance systems

1.Ongoing anti water pollution measures are to be maintained to Council, Sydney Water and EPA requirements for the hardstand area.

2.Dust suppression screens are to be utilised particularly to the North Western corner area to ensure wind blown debris from work is not blown into the water.

3.Where work noise is likely to be a nuisance to neighbouring properties at any time, acoustic shielding shall be provided in the immediate work area, equipment or work practices modified, minimise noisy activities to the north western corner, to reduce noise and avoid any nuisance to neighbours.

Reason: To avoid pollution (water, air and noise) and comply with legislation (DACHPGOG5)

General Nuisance Requirement

The implementation of this development shall not adversely affect the amenity of the neighbourhood or interfere unreasonably with the comfort or repose of a person who is outside the premises by reason of the emission or discharge of noise, fumes, vapour, odour, steam, soot, ash, dust, waste water, waste products, grit, oil or other harmful products.

Reason: To ensure the surrounding area and people within the neighbourhood are not affected

adversely and to ensure compliance with the Protection of the Environment Operations Act 1997.