

Environmental Health Referral Response - industrial use

Application Number:	DA2023/1869
Proposed Development:	Demolition works and construction of a Residential Flat Building including the consolidation of 3 lots into 1
Date:	11/06/2024
To:	Gareth David
Land to be developed (Address):	Lot 5B DP 158658 , 58 Beaconsfield Street NEWPORT NSW 2106 Lot 6 DP 1096088 , 56 Beaconsfield Street NEWPORT NSW 2106 Lot 7B DP 162021 , 54 Beaconsfield Street 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

This application is seeking consent for a proposed residential flat building at 54-58 Beaconsfield Street, Newport. Basement car parking is proposed to allow space for 32 vehicles.

During demolition there will be excavation for the propped basement carparking and rock excavation. There will be demolition of the existing site structures and the construction of a residential flat building containing 13 x 3-bedroom apartments with basement car parking for a total of 32 vehicles.

There will be a plant room/services area, lift, roof top communal open space areas. Environmental Health will be requested a Demolition and Construction Management Plan.

Environmental Health recommends approval subject to conditions

Amended information does not alter Environmental Health's original conclusion above. No further conditions required.

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:

DEFERRED COMMENCEMENT CONDITIONS

Demolition and Construction Management Plan

A Demolition and Construction Management Plan is to be prepared by the person responsible for site operations. The plan is to include the following but not limited to:

Noise

- identification of all potential sources of noise disturbance during the demolition and construction phase,
- details on effective control measures to be applied for noise disturbance,
- estimated hours of work for rock breaking, jack hammering, and any other activity involved in demolition, that is likely to cause a noise disturbance to neighboring residential dwellings.
- complaints protocol - identifying the person of contact and contact details.

Dust

- identification of all potential sources of dust generation during the demolition and construction phase,
- details on effective control measures to be applied for dust suppression, (water cannons, dust screens, etc)
- complaints protocol - identifying the person of contact and contact details.

Reason: To ensure all potential noise and dust sources have been identified and actioned.