

From: [Jim Murray](#)
To: [Michelle Niles](#)
Cc: [Mathew Gulliver](#); [Christopher Curtis](#)
Subject: [WARNING : MESSAGE ENCRYPTED][WARNING : MESSAGE ENCRYPTED]FW: DA 95/133 MOD 8 Shell Cove Boat Harbour and Marina - EPA comments
Date: Monday, 2 September 2019 7:54:33 AM
Attachments: [image001.jpg](#)
[image018.jpg](#)
[image019.png](#)
[image020.png](#)
[image021.png](#)
[image022.jpg](#)
[image002.png](#)
[image003.png](#)
[image004.png](#)
[image005.png](#)
[image006.png](#)
[image017.png](#)
[20190808WYA_R1_Noise_Impact_Assessment.pdf](#)
[RE_DA_95_133_MOD_8_Shell_Cove_Boat_Harbour_and_Marina_-_EPA_comments_.pdf](#)

Hi Michelle,

We have attached the Noise Impact Assessment (NIA) to be submitted with the DA for the B2 Apartments at Shell Cove. Section 5 of the NIA includes an assessment of external noise on the internal amenity of the future apartments at B2. External noise sources will be road traffic, the outer harbour facilities and general harbour operations. In summary:

The adopted internal noise levels are:

- Living area: 40 dB
- Bedroom (night time): 35 dB

The predicted boat harbour and outer harbour / BMF noise levels at the primary façade facing Promontory Drive are:

- Daytime: 62 dB
- Night time: 59 dB

To mitigate the noise impacts and maintain the adopted internal noise levels, the NIA recommends specific construction criteria to ensure the internal noise levels are achieved.

To conclude, the NIA identifies that there are noise impacts (most notably from general harbour activity) to the residential land uses north of the outer harbour facility. The NIA also outlines the required construction criteria required to achieve the relevant internal noise levels. The future B2 apartments are the closest residential land uses outside Precinct A. As the NIA demonstrates that the internal noise levels can be achieved at B2, the proposed relocation of the outer harbour facilities will not create any adverse noise impacts to other residential properties in Precincts C, G & H.

Happy to discuss further if required.

Kind regards

Jim Murray

Associate Director

Planning

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From: Michelle Niles <Michelle.Niles@planning.nsw.gov.au>

Sent: Wednesday, 10 July 2019 10:35 AM

To: Jim Murray <JMurray@ethosurban.com>

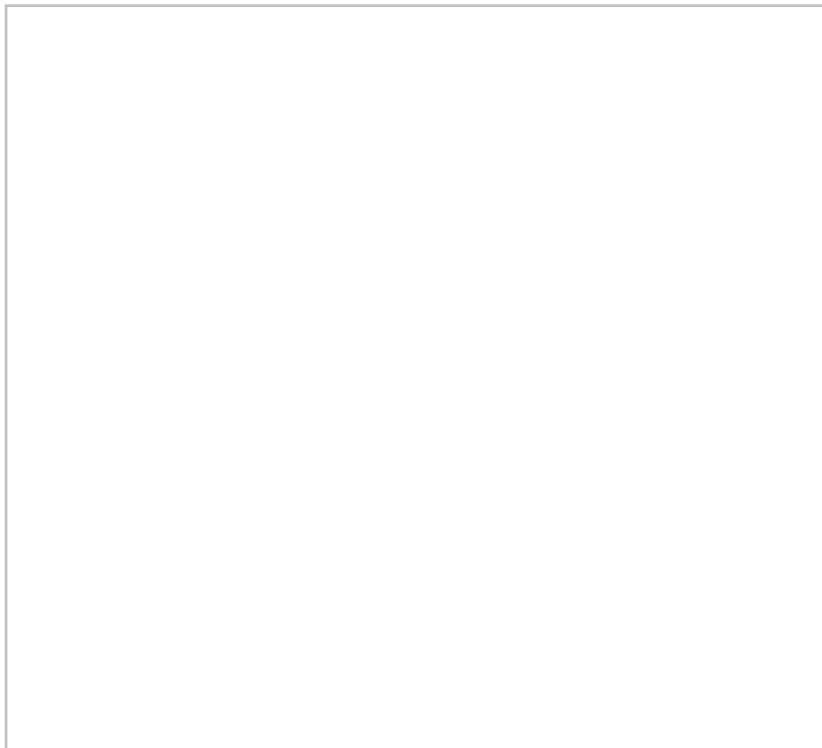
Cc: Mathew Gulliver <Mathew.Gulliver@frasersproperty.com.au>; Christopher Curtis <CCurtis@ethosurban.com>

Subject: RE: DA 95/133 MOD 8 Shell Cove Boat Harbour and Marina - EPA comments

Hi Jim,

Attached are EPA's comments.

Can you please clarify the query raised regarding whether there will be any noise impacts to the residential landuses north of the outer harbour facilities? I've circled the area's in question (see below image). They appear to be the same distance from the facilities as the properties to west and south (which need acoustic mitigation measures) and as such, I wanted to confirm that there will no adverse noise impacts.



Kind regards,

Michelle Niles

Senior Planner, Regional Assessments

Planning & Assessment | Department of Planning, Industry and Environment

T (02) 9274 9272 | **E** michelle.niles@planning.nsw.gov.au

320 Pitt Street | GPO Box 39, SYDNEY NSW 2001

www.dpie.nsw.gov.au

cid:image001.jpg@01D5319C.D4B02330



The Department of Planning, Industry and Environment acknowledges that it stands on Aboriginal land. We acknowledge the traditional custodians of the land and we show our respect for elders past, present and emerging through thoughtful and collaborative approaches to our work, seeking to demonstrate our ongoing commitment to providing places in which Aboriginal people are included socially, culturally and economically.

From: Jim Murray <JMurray@ethosurban.com>

Sent: Monday, 8 July 2019 2:38 PM

To: Michelle Niles <Michelle.Niles@planning.nsw.gov.au>

Cc: Mathew Gulliver <Mathew.Gulliver@frasersproperty.com.au>; Christopher Curtis <CCurtis@ethosurban.com>

Subject: FW: DA 95/133 MOD 8 Shell Cove Boat Harbour and Marina - EPA comments

Hi Michelle,

A quick email following up my emails below and the attached.

Can you confirm no further clarifications are required?

Kind regards

Jim Murray

Associate Director
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From: Jim Murray

Sent: Thursday, 27 June 2019 5:28 AM

To: Michelle Niles <Michelle.Niles@planning.nsw.gov.au>

Cc: Mathew Gulliver <Mathew.Gulliver@frasersproperty.com.au>; Christopher Curtis <CCurtis@ethosurban.com>

Subject: FW: DA 95/133 MOD 8 Shell Cove Boat Harbour and Marina - EPA comments

Hi Michelle,

RTS attached again with the noise impact assessment referenced in the response.

Kind regards

Jim Murray

Associate Director
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From: Jim Murray

Sent: Wednesday, 26 June 2019 2:03 PM

To: Michelle Niles <Michelle.Niles@planning.nsw.gov.au>

Cc: Mathew Gulliver <Mathew.Gulliver@frasersproperty.com.au>; Christopher Curtis

<CCurtis@ethosurban.com>

Subject: RE: DA 95/133 MOD 8 Shell Cove Boat Harbour and Marina - EPA comments

Hi Michelle,

Responses to the EPA's comments dated 7 June 2019 are attached.

Please call to discuss if required.

Kind regards

Jim Murray

Associate Director
Planning



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From: Michelle Niles <Michelle.Niles@planning.nsw.gov.au>

Sent: Friday, 7 June 2019 2:03 PM

To: Jim Murray <JMurray@ethosurban.com>

Subject: DA 95/133 MOD 8 Shell Cove Boat Harbour and Marina - EPA comments

Hi Jim,

Please find attached comments from the EPA on the submitted Response to Submissions. Please review and respond to the issues raised particularly in the comments dated 7 June 2019. A copy of the application has also been forwarded to Sydney Water for comment.

Council did not raise any further comments to the modification.

Kind regards,

Michelle Niles

Senior Planner

Regional Assessments

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