

From: [Paul Wearne](#)
To: [Michelle Niles](#)
Subject: RE: DA 95/133 MOD 8 Shell Cove Boat Harbour and Marina - EPA comments
Date: Thursday, 4 July 2019 5:13:09 PM
Attachments: [image007.png](#)
[image008.png](#)
[image009.png](#)
[image010.png](#)
[image012.png](#)
[image013.png](#)
[image014.png](#)

Hi Michelle,

Some comments on the attached revised information

The Noise Assessment includes a number of proposed mitigation measures including a 1.8 metre high acoustic wall constructed on the boat ramp carpark boundary at least between proposed residences and carpark, using Colorbond, minimum 20mm timber, masonry or light weight concrete, as shown in Figure 2-2 of the Noise Assessment. The Assessment recommends the wall to be constructed along the boundary indicated in the Figure before development of the dry boat stacking and boat maintenance facilities, and it can be modified later as required. While the supporting development Codes state that a suitably placed and aesthetically treated (compatible with finishes of residential structures and can incorporate suitable artistic/cultural themes) acoustic wall is to be constructed by Frasers on the boundaries of relevant lots.

It is important that the required mitigation measures as recommended in the above Noise Assessment are delivered before the operation of the Boat Ramp Carpark, Dry Boat Stacking and Boat Maintenance area and appropriate certification obtained. In addition if the Development Codes are permitting a change to the structural composition of the recommended acoustic wall, any such certification should be undertaken by an appropriately qualified acoustical consultant to ensure any proposed wall can deliver the required attenuation in the Noise Assessment.

Clarification should be sought from the proponent that any noise from the operation of the fuel and pump facility is understood including whether the proposed noise mitigation measures are appropriate in relation this activity. In addition whether the Noise Assessment has considered any potential impacts to future residential housing to the NW of the site associated in Future Precinct B2 and C2 which extends into the harbour area?

In relation to sewage management the Submission Report states that DPE advised via email 14 June 2019 that Sydney Water has no further comments. Clarification is required that the matters raised by the EPA have been discussed and addressed with Sydney Water.

Hope this helps

Regards Paul

From: Michelle Niles
Sent: Wednesday, 3 July 2019 11:17 AM
To: Paul Wearne <Paul.Wearne@epa.nsw.gov.au>
Cc: EPA RSD Illawarra Mailbox <epa.illawarra@epa.nsw.gov.au>

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

Hi Paul,

Please see attached the Proponent's response to the EPA submission. Can you please review and advise whether they adequately cover the matters raised. Please provide any comments by 17 July 2019.

I also sent a copy of the MOD to Sydney Water, who advised they do not have any comments.

Kind regards,

Michelle Niles

Senior Planner

Regional Assessments

320 Pitt Street | GPO Box 39, SYDNEY NSW 2001

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Planning,
Industry &
Environment

From: Jim Murray <JMurray@ethosurban.com>

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
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