



SEASIDE AT MOANA

FACT SHEET

Background

Seaside at Moana is a residential development being undertaken by the Hickinbotham Group (the developer), located on the southern side of Karko Drive and the western side of Commercial Road, Moana.

Seaside will, when complete, be comprised of 385 allotments (released in 14 stages), nine reserves and a playground, a short distance from Moana beach and the Seaford Central shopping centre.

Seaside at Moana commenced construction in late 2015.

Past civil works have been undertaken by various contractors, with current works being undertaken by DML Constructions (the contractor).

The staged development of the estate means houses are built over several years and residents, tradespeople and the contractor/s will be near each other during construction work.

Issues such as dust, drag out of mud onto roads and construction noise are required to be actively minimised, as part of the conditions of approval for the development.



Several complaints have been received from residents in recent months about the levels of dust and noise being created by the construction works. Council officers and Mayor Thompson met with residents to hear about the impacts they were experiencing from the inadequate dust management and environmental controls in place, and concerns regarding what they perceived to be ineffective management of nuisance issues.

What have we done so far?

Following the meeting with residents and a review of the developer's Environmental Management Plan (EMP)(the preparation of which is a requirement of the approval), several issues were identified in relation to the contractor's site management and shortcomings in nuisance mitigation measures.

Council subsequently met with DML Constructions, Hickenbotham management and the site supervisor.

As a result of this meeting the following changes to the operations of site work have occurred:

- Dust suppressants have been added to the watering trucks.
- Where the use of water trucks was not effective in managing dust, individual contractors are to be located in appropriate locations, with a handheld watering hose, to administer water directly to the areas where dust is present or being generated.
- Dust/silt screening was affixed to temporary fencing surrounding the development site, to prevent material leaving the site.
- Completed allotments have been hydroseeded to maintain moisture in the ground and to encourage vegetative growth, thereby eliminating dust from these sites.

Since 5 March 2021, council's Development Compliance Officers have undertaken daily inspections of the site to monitor the environmental management measures being implemented on site. A small number of breaches have been identified and resolved.

When determining whether effective dust management is being applied, an authorised officer of Council considers the following:

- if the work is being carried out in accordance with the developer's Environmental Management Plan, to minimise impact to adjoining land
- if the dust has travelled to neighbouring properties
- if the nature, extent, odour, density or texture of the nuisance constitutes an unreasonable interference with the enjoyment of the neighbouring premises by persons occupying those premises.

What happens next?

Recently implemented environmental controls, by the developer under the direction of Council officers, have led to a significant reduction in environmental nuisance.

It is important to note that the aim of nuisance management measures is to minimise any nuisance, not to eliminate it.

It is also acknowledged the ongoing nature of the development will continue to present some impacts for neighbours, like minor inconveniences with access to roads at times.

Development Compliance Officers continue to monitor the site. If Council's requests or directions are not complied with, further action will be taken as necessary.

We continue to liaise with residents, the developer and its contractors about the management of the future stages of the Seaside at Moana development.

The Environment Protection Authority has also been notified of the issues at this development. We continue to seek its support in the developer's appropriate management of the site.



Who can I speak to for more information?

You may contact:

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