

Environmental Health Referral Response - industrial use

Application Number:	Mod2022/0153
Date:	19/04/2022
To:	Jordan Davies
Land to be developed (Address):	Lot 7005 DP 1117451 , 1193 Barrenjoey Road PALM BEACH NSW 2108 Lot 7002 DP 1117592 , 1193 Barrenjoey Road PALM BEACH NSW 2108 Lot 298 DP 721522 , 1191 Barrenjoey Road PALM BEACH NSW 2108

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

Applicant has requested to finalise an Environmental Management Plan and Dangerous Goods Storage Plan of Management prior to "OC" as opposed to prior to "CC". In the applicants own words, condition 28 and 38 of DA 2021/0669 "are unable to be satisfied at this stage as the Management Plans rely upon the operation of equipment to be installed during future construction". Environmental Health wholly understands that this is a matter of logistical reasonability and practicability, and support the proposal to shift those conditions to be under a 'prior to occupation certificate' category.

See conditions below.

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:

CONDITIONS WHICH MUST BE COMPLIED WITH PRIOR TO THE ISSUE OF THE OCCUPATION CERTIFICATE

Environmental Management Plan

An Environmental Management Plan (EMP) shall be prepared for the approved development.

The plan shall be prepared by a suitably qualified person, shall be to the satisfaction of Council and shall include a risk assessment of all environmental aspects and impacts to site and other potentially impacted properties.

The impacts must, at minimum, consider the following areas:

- Hazardous Substances.
- Water.
- Air.
- Noise.
- Vibration.
- Waste & Litter.
- Land.
- Community.
- Environmental Protection objectives and control strategies.
- Environmental conditions using measurable indicators and standards.
- Emergency Response Plan.
- Environmental monitoring and reporting plan.

Reason: To ensure the appropriate operation and management of the approved use. (DACHPFPOC6)

Dangerous Goods Storage

Details shall be provided with the application for occupation certificate demonstrating that the recommendations of the report titled 'Assessment Report – DG Advice, Ref 20225, Revision 1, dated 4/08/2020' with regard to the storage of Boat Fuel and LPG have been incorporated into the construction certificate plans and documentation.

The Plan of Management for the site is to be updated to include the recommendations of the above referenced report with regards to the handling of dangerous goods.

Details demonstrating compliance are to be provided to the Principal Certifier and Council prior to the issue of an occupation certificate.

Reason: To ensure the safe handling and storage of dangerous goods.

(DACHPFPOC6)