

Environmental Health Referral Response - contaminated lands

Application Number:	DA2025/0533
Proposed Development:	Demolition of existing building and structures, construction of self-storage units and warehouse and associated uses
Date:	06/06/2025
Responsible Officer	Thomas Burns
Land to be developed (Address):	Lot 102 DP 1211755 , 14 Aquatic Drive FRENCHS FOREST NSW 2086

Reasons for referral

This application requires detailed consideration of Phase 1 and 2 contaminated land matters And as such, Council's Environmental Investigations officers are required to consider the likely impacts.

Officer comments

General Comments

A Detailed Site Investigation Report (DSI) has been provided with the proposal documentation. The DSI has concluded that no Remedial Action Plan or Long Term Environmental Management Plan is required.

The DSI provided a number of recommendations relating to a Construction Environmental Management Plan (CEMP) incorporating an Unexpected Finds Protocol (UFP), as well as a Fill Importation Protocol (FIP).

Environmental Health supports the proposal with a recommendation of a number of conditions.

Recommendation

APPROVAL - subject to conditions

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 TO BE COMPLIED WITH DURING DEMOLITION AND BUILDING WORK

Site Contamination

All stockpiles of potentially contaminated soil must be stored in a secure area on the site (no greater than 48 hours) so as not to cause pollution or public health risk until disposed of at a waste facility. All contaminated soil removed from the site must be disposed of at a waste facility that can lawfully receive that waste and must be done in accordance with all relevant Acts, Regulations and Guidelines. Copies of all test results and disposal dockets must be retained for at least 3 years and be made

available to authorised Council officers on request.

Note: The following Acts and Guidelines applied at the time of determination: Protection of the Environment Operations Act 1997; and Environment Protection Authority's Environmental Guidelines: Assessment, Classification and Management of Liquid and Non-Liquid Wastes (1999).

Reason: To protect human health and the environment.

Requirement to Notify about New Contamination Evidence

Any new information revealed during demolition works that has the potential to alter previous conclusions about site contamination or hazardous materials shall be immediately notified to the Council and the Principal Certifier.

Reason: To protect human health and the environment.

Compliance with Detailed Site Investigation

The recommendations as outlined in section 10.2 of the Detailed Site Investigation (DSI) by AECOM dated 30 April 2025 Doc No.60694112_DSI_20250430_Rev1 are to be fully implemented from commencement of any excavation, demolition or development works until the issue of an Occupation Certificate.

Reason: Protection of the environment, SEPP (Resilience and Hazards) 2021 compliance.

Off-site Disposal of Contaminated Soil - Chain of Custody

'Chain of Custody' documentation shall be kept and submitted for the transport of the validated fill material from the site to a lawful waste facility.

Details demonstrating compliance are to be submitted to the Principal Certifier and Council within seven (7) days of transport.

Reason: For protection of environment.