

Environmental Health Referral Response - contaminated lands

Application Number:	DA2024/1310
Proposed Development:	Demolition of existing structures and construction of a three (3) storey light industrial building including basement car parking and signage
Date:	17/10/2024
Responsible Officer	Kye Miles
Land to be developed (Address):	Lot 6 DP 1521 , 2 Sydenham Road BROOKVALE NSW 2100

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

It is noted that this proposal relates to land upon which there is a history of industrial use.

The plans supplied with the proposal indicate that up to 8 meters of excavation will be required to facilitate the construction of two basement levels associated with the development.

In regards to the potential for site contamination, no Preliminary Site Investigation by an appropriately qualified Environmental Consultant or similar has been lodged with the proposal.

Without such a report, Environmental Health cannot be assured of the suitability of the site for the development proposed.

Update 17/10/2024

The applicant has provided updated information in the form of an "Indicative Waste Classification Assessment".

The report references three soil samples that were sent for laboratory testing with results supplied.

The report references the subject site however there is also reference made to an unknown address, "2C Wolseley Street".

The report also states in part that "...the site and the surrounding area have been utilised under a lowdensity residential land use setting since at least 1943..."

This appears inconsistent with the current and previous uses on the site and surrounding area as largely industrial for many decades.

The report provides a conclusion for soils waste classification purposes (noted to be only indicative in nature and requiring more investigation), however the report does not address the suitability of the site

for the development as required by a Contaminated Lands Site Investigation Report.

Accordingly, the proposal is not supported.

Recommendation

REFUSAL

The proposal is therefore unsupported.

Note: Should you have any concerns with the referral comments above, please discuss these with the Responsible Officer.

Recommended Environmental Investigations Conditions:

Nil.