

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:	13/10/2024
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.

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.