

Environmental Health Referral Response - industrial use

Application Number:	DA2019/1340
To:	Lashta Haidari
Land to be developed (Address):	Lot 100 DP 1023183 Part Lot 1046 DP 752038 Part Lot 1047 DP 752038 Part Lot 1053 DP 752038 Permissive Occupancy 88/31 A/C 174235 Closed Crown Road Licence 199961 , 100 / 0 Meatworks Avenue OXFORD FALLS NSW 2100

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

Environmental Health has reviewed this proposal for construction of industrial units on land currently used as a waste management facility. Two main points of concern are dust from the excavation and construction works and management of any contaminated land or ground water.

We recommend approval subject to 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 SATISFIED PRIOR TO THE ISSUE OF THE CONSTRUCTION CERTIFICATE

Contaminated Land Requirements

A Stage 2 Detailed Investigation in accordance with the *Managing Land Contamination Planning Guidelines* is to be undertaken and a report prepared by suitably qualified contaminated land professional. Construction and/or earthworks must not commence until a Stage 2 Detailed Investigation has been undertaken and a report submitted to Council. Should the Stage 2 Detailed Investigation not conclude that the site in its current condition is suitable for the proposed development, without further works being required, a Stage 3 Remedial Action Plan (RAP) prepared in accordance with the *Managing Land Contamination Planning Guidelines* will be required, outlining how the site will be remediated suitable for the proposed use.

Reason: To prevent harm to humans or environment.

CONDITIONS TO BE COMPLIED WITH DURING DEMOLITION AND BUILDING WORK

Dust management

Dust control measures including best practice, and in accordance with NSW Workplace Health and Safety Regulations and the Protection of the Environment Operations Act 1997, shall be implemented to minimise dust to neighbouring residents and businesses and ensure any airborne substance is kept within the boundaries of the site

Measures may include but are not be limited to:

- Water sprays
- Bunker storage
- Limiting size of stockpiles and covering stock piles
- Vertical barriers e.g. fencing with fine mesh attached
- Exhaust and capture

Reason: To minimise dust to neighbouring residents and businesses and avoid air pollution. (DACHPEDW5)

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

Compliance with Contamination Management Plan

Prior to the issue of any interim / final occupation certificate, certification from an appropriately qualified person or firm is to be provided to Council and the Principal Certifying Authority stipulating that the requirements of any Contamination Management Plan and recommendations made in the Phase 1 Assessment Report No. 12545/1-AA by Geotechnique Pty Ltd have been complied with throughout excavation, demolition and development work stages. The certification shall also include:

- a) A validation and site monitoring report prepared in accordance with relevant guidelines issued under the Contaminated Land Management Act 1997 must be submitted to the Council within one month from completion of the remediation work.
- b) Records of disposal of contaminated material from the site.

Reason: Protection of the environment, SEPP 55 compliance. (DACHPFPOC5)

ON-GOING CONDITIONS THAT MUST BE COMPLIED WITH AT ALL TIMES

Comply with the recommendation of the Phase 1 Assessment Report

Recommendations made in the Phase 1 Assessment Report No. 12545/1-AA done by Geotechnique Pty Ltd are to be complied with.

Reason: Protect human health and environment (DACHPGOG5)