

Environmental Health Referral Response - contaminated lands

Application Number:	DA2024/0427
Proposed Development:	Demolition, excavation and construction of an industrial building for self-storage units
Date:	01/05/2024
Responsible Officer	Adam Croft
Land to be developed (Address):	Lot 13 DP 7258 , 12 William Street 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

This application is seeking consent for the construction of a new multi storey building to be used for the purpose of self-storage units at the site.

Two basement levels are proposed as well as demolition of the existing dwelling and ancillary structures.

Application is seeking consent for 24 hour operation.

A Detailed Site Investigation was undertaken in relation to potential land contamination and Asbestos was detected in 2 out of 8 soil samples.

A Remediation Action Plan was prepared by ECON Environmental Pty Ltd dated 12 March 2024, reference 24-1622 which provided a remediation strategy for the identified asbestos.

The overall conclusion states the site can be made suitable for the intended use provided the remediation and validation is undertaken post demolition but prior to construction.

Environmental Health recommends 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

Remedial Action Plan

Prior to Construction Certificate, the Remedial Action Plan (RAP) dated 12 March 2024, reference 24-1622 prepared by ECON Environmental Pty Ltd is to be complied with fully to ensure the safe and effective management of contaminated land identified onsite.

Details demonstrating compliance are to be submitted to the Certifier prior to the issue of the Construction Certificate.

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

Site Validation

A Remediation Validation report must be provided by a suitably qualified and experienced environmental consultant, or equivalent person, for the proposed development, documenting all remedial and validation works undertaken within the site. All remediation and validation work, imported fill material certification, waste classification and disposal documentation must be documented in the Remediation and Validation Report prepared for the site.

Details demonstrating compliance are to be provided to the Principal Certifier.

Reason: To ensure land contamination has been managed effectively.

CONDITIONS TO BE COMPLIED WITH DURING DEMOLITION AND BUILDING WORK

Imported Fill

Prior to the importation of any landfill material onto the site, a waste classification report is to be prepared in accordance with the NSW Environment Protection Authority Guidelines, the report shall state in an end statement that the fill material is suitable for the proposed use on the land.

Details demonstrating compliance are to be submitted to the Principal Certifier prior to the fill being imported to the site.

Reason: To ensure that imported fill is of an acceptable standard.

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 at 12 Willian Street, Brookvale (Lot 13 DP7258) to the licensed 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.