

Environmental Health Referral Response - contaminated lands

Application Number:	DA2025/0042
Proposed Development:	Demolition works and construction of a mixed use development including light industry, a vehicle body repair workshop, a take away food and drink premises and business identification signage
Date:	19/02/2025
Responsible Officer	
Land to be developed (Address):	Part Lot 1 DP 1278077 , 39 Carter Road BROOKVALE NSW 2100 Part Lot 1 DP 1278077 , 37 Carter Road BROOKVALE NSW 2100 Lot 15 DP 5767 , 35 Carter 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

The applicant has provided information in relation to the potential for site contamination in the form of a Preliminary Site Investigation (PSI) prepared by a specialist consultant.

The PSI concludes (in part) that the risk of contamination is "low to medium" and that the site is suitable for the proposed development based on several recommendations, one of which being that a Detailed Site (DSI) Investigation is warranted.

A DSI has not been included with the proposal documentation.

Accordingly, Environmental Health does not support the proposal as consent cannot be granted in accordance with clause 4.6 of State Environmental Planning Policy (Resilience and Hazards) 2021 until such time as a DSI is submitted and further information considered.

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.