

Environmental Health Referral Response - contaminated lands

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| Application Number: | DA2020/1351 |
| Date: | 10/11/2020 |
| Responsible Officer | Renee Ezzy |
| Land to be developed (Address): | Lot 5 DP 229309 , 1 Bilambee Lane BILGOLA PLATEAU NSW 2107 |

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

Demolition of a historic petrol station and existing auto service centre and construction of shop top housing requires significant excavation.

Contamination report indicates sub-surface contamination to be unlikely, but further investigation is required once hard stands are removed. Construction Management Plan describes the layered approach to removing soil; between each layer an assessment will be made.

Approval is satisfactory with 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 COMPLIED WITH DURING DEMOLITION AND BUILDING WORK

Contamination management

Recommendations of the report "Preliminary Site Investigation with Supplementary Sampling" prepared by "DreamBuild" in July 2020 must be followed.

If contamination is found during excavation works a Remediation Action Plan must be documented and followed in accordance with relevant guidelines issued under the Contaminated Land Management Act

1997.

Reason: effectively manage any contaminated materials found during excavation, according with SEPP55 and the Contaminated Land Management Act 1997.

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

Validation for Remediation

Any Remediation Action Plan and validation documentation must be submitted to Council and Principal Certifying Authority prior to occupation certificate being issued. Validation must be done by a Certified Environmental Practitioner according with SEPP55 and the *Contaminated Land Management Act 1997*

Reason: proof of effective management of any contaminated materials found during excavation, according with SEPP55 and the Contaminated Land Management Act 1997.