

Environmental Health Referral Response - contaminated lands

Application Number:	DA2024/0882
Proposed Development:	Alterations and additions to a seniors housing development (residential care facility)
Date:	01/08/2024
Responsible Officer	Anne-Marie Young
Land to be developed (Address):	Lot 2 DP 748426 , 33 Bassett Street MONA VALE NSW 2103 Lot 38 DP 7236 , 23 Bassett Street MONA VALE NSW 2103

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 development does not trigger requirements for remediation of land under SEPP 55. Previous uses are unlikely to have caused contamination. However in the Geotechnical report the first 1.3 m of soil was indicated to be fill. A condition is to be imposed requiring the reporting of any unexpected contamination finds to Council.

As the excavated material consists of historic fill that was used to level the site originally. Any soil taken to a waste facility will require classification. As the soil is being removed as part of the demolition & construction process further testing is not required for the assessment of the development application as the soil is not being retained on-site.

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

Requirement to Notify about New Contamination Evidence

Any new information revealed during demolition works that has the potential to alter previous conclusions about site contamination or hazardous materials shall be immediately notified to the Council and the Principal Certifier.



Reason: To protect human health and the environment.