

## Environmental Health Referral Response - contaminated lands

Application Number:	DA2018/1448
Responsible Officer	Renee Ezzy
Land to be developed (Address):	Lot 2 DP 23304 , 92 Abbott Road NORTH CURL CURL NSW 2099

### 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

Environmental Health has reviewed this application with regard to Acid Sulfate Soils and Contaminated Land. No information was provided by the applicant specifically about Acid Sulfate Soils or proximity to Contaminated Lands. Nor is there information about excavation depths, though the "East Elevation" diagram of the master plans displays a 600 mm cut out of the existing ground level. Council's electronic records provide little information to trigger a Phase 1 contaminated land assessment even though the Lot appears to be located opposite to a previous / capped landfill. Therefore, our judgements carry an amount of uncertainty that requires the applicant / developer to monitor the land during demolition and construction with regard to both Acid Sulfate Soils and Contaminated Land and report to Council any new information that revealed during those times.

Acid Sulfate Soils: The property is in a Class 5 Zone, the approval will be recommended subject to conditions. We expect that the proposed development will not trigger the need for an Acid Sulphate Soil management plan as it is not "*likely to lower the watertable below 1 metre*" - *Acid Sulfate Soils Manual 1998*.

Contaminated Land: Other developments in the surrounding area and closer to the lagoon have been subject to Phase 1 assessments that demonstrated a lack of contamination due to the old landfill site. Proposed excavation is minimal in proposed works and we conclude risk is also minimal if at all. In this case, the suspect landfill area is on the other side of Abbott Road, we put responsibility in the applicant / developer during demolition / excavation / construction to notify Council in the conditions below.

### Recommendation

APPROVAL - subject to conditions

### 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, excavation and construction 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 Certifying Authority.

Reason: To protect human health and the environment. (DACHPE01)

**Requirement to notify about new Acid Sulfate Soils evidence**

Any new information revealed during excavation works that has the potential to impact Acid Sulfate Soils shall be immediately notified to the Council and the Principal Certifying Authority prior to further commencement. In this event, an Acid Sulfate Soils Management Plan is to be prepared by a suitably qualified geotechnical engineer and in accordance with the *Acid Sulfate Soils Manual (ASSMAC, 1998)* and submitted to the Council for review.

Reason: protect the health of public and environment.