

Environmental Health Referral Response - contaminated lands

Application Number:	DA2022/0145
Date:	22/03/2022
Responsible Officer	Adam Mitchell
Land to be developed (Address):	Lot CP SP 32072 , 812 Pittwater Road DEE WHY NSW 2099 Lot CP SP 32071 , 4 Delmar Parade DEE WHY 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

Applicant has submitted a Preliminary Site Investigation Report by Reditus dated 1 December 2021 (reference: 21181).

The proposal involves demolition of part of 4 Delmar Parade Dee Why and construction of a multi-storey residential building with underground carparking.

Given the excavation works for the underground carpark there is the potential for contamination.

The report concluded that the risks to human health and the environment associated with soil and groundwater contamination at the site is moderate and that the site can be made suitable subject to the following recommendations:

- Preparation of a Detailed Site Investigation;
- A hazardous materials assessment completed prior to demolition; and
- A Waste Classification conducted for the removal of any soil from the site.

Council appreciates that it is impractical to do a full "Stage 2" investigation (referring to terminology in *Managing Land Contamination Planning Guidelines SEPP 55*) with hard stands and building currently in place. However, given the site history and risk of contamination / future site use, we require, as a minimum, below ground / intrusive sampling for contamination in line with the *NSW EPA Contaminated Land Sampling Design Guidelines (1995)* before being satisfied that the site can be remediated to be suitable for the proposed use. Section 3.1 of this 1995 Guideline recommends "a systematic sampling pattern across the whole site" -the site is 7750 square metres, it is expected that 18 sampling points are investigated.

Following receipt of this intrusive testing, Council are more likely to support conditions relating to preparation of a Detailed Site Investigation (Phase 2), RAP and Hazardous Materials Survey 'prior to Construction Certificate'.

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.