

Environmental Health Referral Response - contaminated lands

Application Number:	DA2023/1757
Proposed Development:	Demolition works and major alterations and additions to Forest Way shopping centre including road infrastructure works and a pedestrian overpass on Forest Way
Date:	21/12/2023
Responsible Officer	Gareth David
Land to be developed (Address):	Lot 20 DP 1209801 , Forest Way FRENCHS FOREST NSW 2086

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

This application is seeking consent for demolition and construction works to the Forest Way Shopping Centre. The works include excavation for 2 levels of basement carparking. A Preliminary Site Investigation was conducted by CEC Geotechnical dated 15 December 2023 reference ER23047. A previous contamination report was completed by Presnsa GME in 2018 which identified contamination in the groundwater due to UPSS associated with the former BP Service Station on Russell Avenue (no longer there). Although sample results (from 2015) indicated hydrocarbon levels were decreasing, further sampling in 2016 identified some monitoring well results being above adopted criteria. Presnsa monitored 17 groundwater wells in 2018. The results of the groundwater monitoring event indicated that TRH and BTEXN contamination remains in groundwater in the vicinity of the former service station in the north section of the site.

CEC Geotechnical has stated in their report 2023;

Given that the stage one development will include the excavation of two basement levels to approximately 6.0 mBGL, it is likely that the excavation works in the northern section of the site (in and around the footprints of the former service station) would intersect hydrocarbon contaminated groundwater this excavation warrants the review an update of the existing HHRA for the site, which identified a potential unacceptable health risk for maintenance workers in excavations that intersect groundwater informal service station location (which would also apply for construction workers).

However, CEC Geotechnical, concludes that the site can be suitable for the proposed alteration of existing 2-storey shopping centre and development of 2 level basement car park upon following recommendations.

Given all of the above, Councils Environmental Health Team are of the opinion that an up-to-date Detailed Site Investigation be undertaken by a suitably qualified person to assess the current site contamination conditions on this subject site. The report is to include both groundwater and soil sampling for potential contaminants.

Previous groundwater sampling data and the contents of the Presnsa Report (2018) are to be reviewed and form part of the new Detailed Site Investigation Report.

The detailed site investigation report is to give comprehensive information on:

- issues raised in the preliminary investigation
- the type, extent and level of contamination and assess:
- contaminant dispersal in air, surface water, groundwater, soil and dust
- the potential effects of contaminants on public health, the environment and building structures
- (where applicable) off-site impacts on soil, sediment and biota
- the adequacy and completeness of all information available to be used in making decisions on remediation.

If the results of the detailed site investigation indicate that the site poses unacceptable risks to human health or the environment – on-site or off-site, and under either the present or the proposed land use – then a remedial action plan (RAP) needs to be prepared and implemented.

The completed RAP will need to be submitted with the Development Application.

Environmental Health recommends refusal at this time.

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.