

Environmental Health Referral Response - contaminated lands

Application Number:	DA2023/0976
Proposed Development:	Demolition works, civil and infrastructure works, subdivision into 53 lots and one community title road, the construction of 53 dwellings and associated works.
Date:	06/08/2023
Responsible Officer	Thomas Prosser
Land to be developed (Address):	Lot 1 DP 592091 , 20 - 22 Macpherson Street WARRIEWOOD NSW 2102

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 seeks consent for a Residential Subdivision Development at 20-22 MacPherson Street, Warriewood. Environmental Health has been asked to review the Preliminary Site Assessment for Contamination onsite. A report by Douglas Partners, reference number Project 207253.02 dated May 2023, has identified on the site through current and previous site investigations:

- 1) fill containing asbestos, building waste.
- 2) Acid Sulfate Soils
- 3) One above ground storage tank (gas) and two Underground Petroleum Storage Tanks (location unknown)
- 4) heavy metals, arsenic and PFOS in groundwater sampling.

It is recommended as per the Geotechnical Report that a Detailed Site Investigation is undertaken as well as a Remediation Action Plan and a Hazardous Building Materials Assessment. Therefore the below is to be undertaken and reports submitted to Council for review.

1. A detailed site investigation to assess data gaps at the site, including further assessment for the recorded Underground Storage Tanks, characterization of contamination in the existing building footprints when access becomes available and further groundwater assessment.
2. A remediation action plan (RAP) is required to address the identified asbestos contamination and the former Underground Storage Tanks as well as any other contamination identified during further investigation or site works. The RAP should include an Unexpected Finds Protocol (UFP) and an Asbestos Finds Protocol describing how unexpected contamination and asbestos finds identified during constructions works will be managed. A detailed asbestos assessment may be required to inform the remediation decision. A validation assessment report will be required to validate the success of the remediation works recommended by the RAP.
3. A hazardous building materials (HBM) assessment will be required for existing site buildings / structures prior to demolition. Hazardous materials will need to be removed in accordance with

relevant legislation and guidelines prior to demolition and certified by a suitably qualified person.

Recommendation

REFUSAL

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.